



**KING COUNTY HOUSING AUTHORITY**

# **MAKING TRANSITION WORK**

**FISCAL YEAR 2005 PLAN**

# **King County Housing Authority**

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## TABLE OF CONTENTS

Table of Contents .....	1
Introduction and Executive Summary .....	2
Section I. Households Served .....	4
A. Number and Characteristics of Households Served .....	4
B. Number and Characteristics of Applicants .....	4
C. Changes in Populations to Be Served at End of Period and Explanation .....	5
Section II. Occupancy and Admissions Policies .....	6
A. Statement of Admissions and Occupancy Policies .....	6
B. Public Housing and Section 8 Rent Policies .....	7
C. Planned Policy and Program Initiatives .....	8
Section III. Changes in Housing Stock .....	11
Section IV. Sources and Amounts of Funding .....	12
A. Sources and Amounts of Funding in the Consolidated MTW Budget .....	12
B. Sources and Amounts of Funding Outside the Consolidated MTW Budget .....	12
C. Consolidated Budget Statement .....	13
Section V. Uses of Funds .....	14
A. Planned Expenditures and Changes in Expenses from the FY 2003 .....	14
B. Level and Adequacy of Reserves for the Public Housing and Section 8 Programs .....	16
C. MTW Initiatives to Streamline KCHA Operations .....	16
Section VI. Capital Planning .....	18
A. Major Capital Needs and Projects, Estimated Costs, and Proposed Timetables .....	18
B. Capital Expenditures Planned During the Current Fiscal Year .....	19
Community building completion (remodel)/landscaping .....	20
TOTAL .....	20
Section VII: Owned and Managed Units .....	21
A. Vacancy Rates .....	21
B. Rent Collections .....	23
C. Work Orders .....	23
D. HQS Inspections .....	23
E. Security .....	23
F. MTW Demonstration Initiatives .....	24
Section VIII. Management Information for Leased Housing .....	26
A. Leasing Information .....	26
B. Inspection Strategy .....	29
Section IX. Resident Programs .....	30
A. Services Programs .....	30
B. Issues and Proposed Actions .....	33
Section X. Other Information Required by HUD .....	35
A. KCHA Commission Resolution and Required HUD Certifications .....	35
B. Funding Allocation Forms .....	35

## INTRODUCTION AND EXECUTIVE SUMMARY

Under King County Housing Authority's (KCHA) Moving-to-Work Demonstration Agreement (MTW Agreement) with the U.S. Department of Housing and Urban Development's (HUD), KCHA is allowed to develop policies and programs that are consistent with local needs and circumstances in lieu of HUD rules and regulations and select provisions of the 1937 Housing Act. Under this agreement, KCHA must submit Annual MTW Plans that are adopted by its Board of Commissioners after a public hearing. This is a summary of KCHA's MTW Annual Plan for the fiscal year that begins on July 1, 2004, and ends on June 30, 2005.

The Authority's FY005 MTW Plan seeks to address both the objectives of the MTW Demonstration and emerging issues that will shape the immediate future of federal housing programs.

### MTW Objectives

KCHA will pursue the following objectives through the course of this seven-year demonstration program:

- KCHA will expand clients' program, location, and other housing choices. Increasingly, the communities they choose will be or become more economically integrated and will offer the support services they need to be successful.
- KCHA's clients will become more self-sufficient—more will become employed, retain their employment longer, and experience significant income progression. This will lead to more positive transitions out of assisted housing, including transition to homeownership.
- KCHA's operations will become more efficient and effective through simplifying and streamlining, decentralizing management, increasing program user-friendliness, and increasing the financial stability of KCHA programs.
- KCHA will preserve and increase affordable housing opportunities (including the housing stock), while continuing to focus on those greatest in need.

### Emerging Issues

Housing Authorities throughout the United States are facing a rapidly changing federal funding environment. Due to the nation's ailing economy and the shift of funding priorities away from domestic discretionary spending, housing authorities face continuing reductions in funding for administering and providing housing programs and subsidies. For the first time in several years, KCHA is not anticipating any new Section 8 vouchers. In fact, after awarding 50 new vouchers for elderly disabled households in FY2004, HUD has not provided the Authority with the funding needed to issue the vouchers. Also, for the first time in the history of the Section 8 program, the federal government will not cover cost increases in the Section 8 Program that are due to increases in household size, more participants living in higher rent areas in the county, reductions in household income, or higher-than-predicted rents in the private market.

While KCHA faces these funding cuts and limitations, the Authority's clients face a local economy that has not emerged from an ongoing recession. Unemployment in the county remains high. At the same time, local human services agencies have also suffered cutbacks in funding from federal, state, and local sources. KCHA clients who benefit from their programs will



continue to experience a decrease in the availability of much needed services offered by these programs.

In the context of these unfavorable trends, it is even more critical for the Authority to maximize every opportunity offered under the MTW Demonstration to accomplish its mission and pursue the objectives outlined above. FY2005 MTW initiatives give a high priority to continuing the streamlining of program operations to achieve greater efficiencies and cost effectiveness and to strengthening programs and policies designed to increase residents' economic self-sufficiency.

#### **Key FY2005 MTW Initiatives**

The following is a list of the key initiatives that the Authority will explore, develop, and/or implement during FY2005. Some of the initiatives are continuations of efforts started during FY2004. KCHA will:

- Complete the development of new rent policies for the public housing and Section 8 programs. This initiative will focus on strengthening incentives for employment, employment retention, and income progression as well as reducing the administrative burden and cost of implementing the rent policies.
- Complete the development of and implement a comprehensive strategic plan for resident self-sufficiency. The plan will include a revision of the Family Self-Sufficiency Program and new services focused on TANF recipients served by the Section 8 Block Grant.
- Implement the Section 8 Project-Basing Program and Policy adopted in FY2004. This effort includes bringing on line replacement housing for Park Lake Homes units to be demolished in FY2005 and an increase in the availability of transitional and other supportive housing opportunities.
- Implement a demonstration program to transition centralized management of public housing developments to a site-based system designed to be more efficient, responsive to residents, and recognizable to outside capital markets.
- Consider the development, adoption, and implementation of a new waiting list system that gives applicants for public housing a choice in location. This will entail a shift away from maintaining common, area-based waiting lists to site-based waiting lists. This initiative, while focused on the MTW objective of increasing housing choices of low-income households, will be designed to complement the shift to site-based management.
- Consider the adoption of new local admissions preferences for both public housing and Section 8. A revised local preferences system will be consistent with the objective of serving those with the greatest need. It will also streamline the admissions process by reducing the administrative burden for staff and the time it takes for households to be housed.
- Continue a comprehensive review of the Public Housing Admissions and Continuing Occupancy Plan (ACOP) and the Section 8 Administrative Plan to streamline the operational procedures of both programs.

## SECTION I. HOUSEHOLDS SERVED

### A. Number and Characteristics of Households Served

KCHA's Public Housing Program currently serves approximately 3,140 households in 48 developments and 8 single-family homes, while the Section 8 Housing Choice Voucher Program serves about 7,890 households in its jurisdiction, including approximately 1,900 participants from other housing authorities. These programs serve a culturally and linguistically diverse population, with residents in some public housing developments speaking more than 20 languages. Appendices A and B provide demographic information for KCHA residents and participants as of April 1, 2004. KCHA provides demographic snapshots of the public housing and Section 8 households it serves as of April 1 of each year during the MTW Demonstration in its Annual MTW Plans.

The tables in Appendix A provide demographic information for public housing households by development type (family versus mixed populations), geographic area and development. (KCHA's Public Housing Program is divided into five geographic areas to maximize the efficiency of service delivery.) The first two tables provide information about residents in the family developments, while the last two tables cover information about the Authority's mixed-population developments.

The tables in Appendix B provide demographic information for all Section 8 households served by the Authority. Under KCHA's MTW Agreement with HUD, KCHA's Section 8 Program consists of vouchers funded under the Section 8 MTW Block Grant (for vouchers initially held by households who received Temporary Assistance for Needy Families at the beginning of the demonstration) and vouchers for households that were ineligible for inclusion in the block grant (non-TANF households and recipients of special-purpose and enhanced vouchers). The tables in Appendix B summarize demographic information for Section 8 participants included in the block grant, special-purpose programs, and "general-purpose programs," as well as all participants from other housing authorities living in KCHA's jurisdiction ("port-ins").

### B. Number and Characteristics of Applicants

Appendix C provides demographic characteristics for all public housing applicants. Because of KCHA's considerable geographic span, the Authority operates five area-based waiting lists. The demographic information in Appendix C represents a snapshot of the five waiting lists as of April 1, 2004. As applicants are allowed to place their names on more than one waiting list, the unduplicated number of households on the waiting lists is fewer than the sum of applicants on the five area-based lists. In addition to the area-based waiting lists, KCHA adopted a policy change in FY2004 to operate site-based waiting lists for two developments. These developments' locations caused significant delays in finding applicants—from the area-based waiting lists—willing to accept units.

KCHA accepts new Section 8 applications when the Section 8 waiting list has been reduced to approximately 1,000 applicants. KCHA opened its waiting list for new applicants in July 2002. The waiting list information in Appendix D represents the status of this list as of April 1, 2004.

### **Issues and Proposed Actions**

KCHA's area-based waiting list system for public housing has provided applicants the ability to choose an area in the Authority's jurisdiction where they want to live. This system has also allowed KCHA to reduce the number of applicants who refuse a unit in a building because it is so far from where they live or from anything familiar to them. For example, an applicant from Federal Way is unlikely to accept the offer of a unit in Shoreline, as many as 50 miles north.

In FY2004, KCHA developed site-based waiting lists for two developments located significant distances from any other public housing developments. During FY2005, the Authority will begin to transition from a program-based to a site-based management system for its public housing inventory. To support this transition and to provide applicants with a reasonable choice of location, KCHA will explore the development of a site-based waiting list system for all its public housing developments in FY2005. In doing so, the Authority will comply with all civil rights and Fair Housing requirements in accordance with the MTW Agreement. KCHA will implement and monitor the operations and outcomes of site-based waiting lists and report on it in its Annual MTW Reports.

Other proposed actions that relate to the operation of waiting lists are discussed under Section II. Occupancy Policies.

### **C. Changes in Populations to Be Served at End of Period and Explanation**

Approximately 316 households of the Park Lake Homes I family development will be relocated during calendar year 2004 due to the Authority's redevelopment of the site under HUD's HOPE VI Revitalization Program. By the end of FY2005, KCHA expects to serve 2,815 households in public housing, assuming that an additional 19 households will have been relocated from Park Lake Homes. This number may vary due to the actual relocations from Park Lake Homes and/or other temporary relocation activities because of extensive capital work projects at some developments (see Section VI).

In FY2004, KCHA was awarded 340 new Section 8 vouchers, including 290 HOPE VI relocation vouchers and 50 Mainstream vouchers. However, HUD has not provided an effective date for issuing the 50 new Mainstream vouchers, thus preventing KCHA from issuing the vouchers without financial risk to the Authority. KCHA expects to receive an additional 16 tenant-based vouchers for an "opt-out" (Willowmoore Manor). Assuming no change in net incoming portable vouchers, KCHA will serve approximately 7,905 Section 8 households in its jurisdiction by the end of FY2005.

The demographic makeup of the public housing program is not expected to change significantly. If there is any change, it will be due to the relocation of Park Lake Homes residents to Section 8 or other public housing developments. The Section 8 Program demographics are not expected to change significantly during FY2005.

## SECTION II. OCCUPANCY AND ADMISSIONS POLICIES

### A. Statement of Admissions and Occupancy Policies

KCHA's admissions and occupancy policies for the Public Housing and Section 8 Programs have been consistent with the 1937 United States Housing Act and subsequent amendments, including the Quality Housing and Work Responsibility Act of 1998 (QHWRA). During FY2004, KCHA adopted some new policies that depart from the 1937 Act and are consistent with the Authority's MTW Agreement. The following is a summary statement highlighting key features of KCHA's current policies.

#### Public Housing Policies

KCHA has adopted the former federal preferences for admissions as local preferences. In order to receive a priority in selection under these preferences, an applicant has to be involuntarily displaced, live in substandard housing, or pay more than 50 percent of their household income on rent and utilities. Applicants who are homeless qualify for a preference under the substandard housing criterion. Although households up to 80 percent of the Area's Median Income (AMI) are eligible for admission to public housing, the implementation of the local preferences ensures that most new residents have incomes below 30 percent of AMI.

KCHA continues to adhere to the federal preferences (currently adopted as local preferences) as part of its commitment under MTW to give preference to the most needy households in King County. Extremely low-income households whose household incomes are equal to or less than 75 percent of 30 percent of the Area Median Income are allowed to self-certify their qualification for one of the three admissions preference categories.

Another policy that determines whom KCHA admits into public housing is its Allocation Plan, approved by HUD in 1997 and extended in 2002. This plan, which was consistent with the way the Authority operated these buildings for more than a decade, designates all former elderly-only buildings as mixed-population developments, allowing both elderly and younger disabled residents to live there. During FY2004, KCHA adopted a new Allocation Plan that sets aside 78 percent of the units in each building for elderly and near elderly (55 to 62 years old). This percentage equals the overall percentage of this demographic group in the mixed-population buildings at the time the policy was adopted.

The Authority's tenant selection and assignment policies determine the order in which applicants are selected from the waiting list. Applicants for public housing may place themselves on one or more of five area-based waiting lists. When they reach the top of the waiting list based on the date and time of their application, they have a right to turn down the offer of a unit only once without cause and consequence. A refusal of a second unit without cause results in a loss of preference status and being dropped to the bottom of the waiting list. In FY2004, the Authority eased this provision by allowing two-person households to refuse the offer of a studio unit without consequence.

KCHA has also implemented a deconcentration policy consistent with HUD rules and regulations to ensure that some developments do not have an unreasonable concentration of extremely low-income households. Under this policy, KCHA may skip applicants on the waiting list, implement affirmative marketing strategies, and/or incentives to achieve a more desirable income mix in affected buildings. However, the Authority's annual analysis, which is required

by HUD, has not resulted in implementation of any specific procedures to effect a greater deconcentration of poverty.

### **Section 8 Policies**

The Section 8 Program operates under the same preferences (including the newly adopted preference verification procedures) as the public housing program. Given the consistently high demand for Section 8 vouchers, only applicants who are involuntarily displaced, live in substandard housing (including homelessness), or pay more than 50 percent of their income on rent and utilities receive a Section 8 voucher. Unlike public housing applicants, Section 8 applicants are placed on the waiting list based on assignment by lottery, not date and time.

The Authority operates a number of special-purpose voucher programs that have their own eligibility criteria. For example, Section 8 Welfare-to-Work Vouchers are targeted only to applicants who meet the Welfare-to-Work eligibility criteria. These include the requirement that the receipt of a voucher is critical to their ability to obtain or retain employment and a requirement to be a TANF recipient (current or within the previous two years) or to be eligible for TANF. Under an FY2004 change in HUD regulations for the Welfare-to-Work Vouchers, when holders of these vouchers terminate their participation in the Section 8 Program, their vouchers are reissued as general-purpose vouchers. The vast majority of Allocation vouchers available through KCHA's Housing Access and Services Program (HASP) are limited to applicants whose head of household or spouse is disabled and under 62 years old. Other special-purpose voucher program target other populations as required by HUD.

### **B. Public Housing and Section 8 Rent Policies**

The central feature of KCHA's rent policies is based on the Brooke Amendment to the 1937 Housing Act, which limits a household's cost of rent and utilities to 30 percent of their adjusted income. Over the years, this policy has ensured a high level of affordability for households under both programs. This basic "30 percent of income policy" has changed over time to address some unintended consequences, including the disincentive for households who want to increase their income through employment.

In public housing, the rent policy now includes employment incentives for most previously unemployed residents who obtain and retain employment. An eligible household member's increase in income from employment is excluded from consideration in determination of rent for the first 12 months of employment. Only half of the increase of such a member's income is included for the second 12 months of employment.

In addition to this income disregard as an employment incentive, all households may choose to pay a flat rent for three years only at the time of their annual review, instead of 30 percent of their income. KCHA's flat rents are slightly lower than rents for comparable housing units in the private market. Residents with high incomes benefit from this policy if 30 percent of their income exceeds the flat rent. However, households on a flat rent may choose to pay the income-based rent any time they experience a decrease in income.

In the Section 8 program, employment incentives are limited only to households with a disability and those who are enrolled in the Family Self-Sufficiency Program (FSS). The income disregard policy applies to disabled households, while the FSS program provides deposits into a household's escrow account that match increases in rent obligations due to increases in employment income.

Section 8 households may pay more than 30 percent of their income on rent and utilities if they choose a housing unit whose contract rent exceeds the rent payment standard. During the first year of a lease with an owner, a participant's contribution to rent and utilities may not exceed 40 percent of the household's adjusted income. While this feature of the Section 8 rent policy is not specifically designed to be an employment incentive, in some cases it allows households to rent a more expensive unit closer to their place of employment.

### C. Planned Policy and Program Initiatives

KCHA will explore, develop, and/or adopt a number of new policies during FY2005. Some of these efforts are continuations of initiatives planned for FY2004. These include:

- **Public Housing Rent Policy.** The Authority has launched a year-long planning effort to develop a new rent policy for its public housing program, including improvements to the utility allowance system. The initial phase of this initiative is to develop a thorough analysis and understanding of the shortcomings and strengths of the current rent policy. Staff has completed a series of 15 resident focus groups with a range of demographic and linguistic characteristics. Extensive interviews with staff responsible for implementing the rent policy as well as service providers have been conducted. In addition to gathering this qualitative information, the Authority is also analyzing the self-sufficiency outcomes of residents over the past three years. Conclusions from this analysis will inform the development of new policy alternatives and recommendations designed to address the following draft policy goals:
  - Providing an adequate financial safety net.
  - Sustaining the financial viability of the public housing program.
  - Simplifying the policy and increasing administrative efficiency.
  - Strengthening the incentives for employment, employment retention, income progression, and transition to unsubsidized housing.
  - Promoting stability (community, financial, housing).
  - Continuing to serve those most in need.
  - Supporting residents' efforts to build their financial assets.
  - Reducing intrusion into residents' lives.
  - Increasing user-friendliness
  - Reducing opportunities for fraud.
- **Public Housing and Section 8 Admissions Preferences.** KCHA will reexamine its current system of admissions preferences to determine whether there are alternative means of identifying and serving households whose need for subsidized housing is urgent. Staff and some community stakeholders are concerned that the current system lacks sufficient integrity, is inefficient, or may exclude households whose housing and financial needs are as or more urgent than those who qualify under the current preference categories. The Authority will structure a thorough process for a broad array of community stakeholders to assist with the identification of problems, goals, alternative solutions, and recommendations for improvements to the current preferences system.
- **Admissions and Related Policies for Mixed-Population Developments.** The Authority has adopted a new Allocation Plan that sets aside a percentage of units in every mixed-population building for elderly and near-elderly residents. While residents participating in

focus groups overwhelmingly supported the continued housing of mixed populations in these buildings, they attributed some of the problems in their communities to the sometimes-incompatible lifestyles and choices of the diverse age groups in their buildings. During FY2005, the Authority will implement the new Allocation Plan and seek to address residents' expressed needs for a stronger sense of community and cohesiveness in their developments.

- **Cluster Care Initiative.** The Authority will explore the development and implementation of an effort to expand the types of support services available to elderly and near elderly residents in two or more mixed-population buildings. KCHA will set aside a number of units in these public housing developments that will serve households who need more extensive on-site services in order to continue their independent living. This Cluster Care approach will increase the housing choices of residents who may otherwise have to enter assisted living or nursing home facilities by allowing them to live in their own apartments while offering them the services they need.
- **Deconcentration Policies and Strategies.** The Authority has engaged in significant efforts to reduce poverty concentrations in its jurisdiction. The redevelopment of Park Lake Homes I and concomitant replacement housing strategy is an effort to reduce poverty in White Center and provide housing opportunities in lower poverty areas of the county. Another effort is the new local Section 8 Project-Basing Program developed under MTW authority, which is creating housing opportunities for extremely low-income households throughout King County, especially in areas with low concentrations of Section 8 and public housing residents. KCHA will continue to explore a variety of additional strategies and policy alternatives (in lieu of 24 CFR 903.2) to ensure that the public housing program and individual developments do not concentrate poverty in specific neighborhoods.
- **Public Housing Community Service Policy.** KCHA has adopted an interim local policy for public housing resident participation in community service and self-sufficiency activities. During FY2005, KCHA will consider adopting a comprehensive community service policy as part of its efforts to increase the effectiveness of its self-sufficiency programs.
- **Policies Governing the Section 8 Block Grant Vouchers.** KCHA will continue to explore policy and program changes to increase the housing choices of those served by vouchers included in the Section 8 Block Grant, participants' self-sufficiency outcomes, and the cost-effectiveness of the program. These changes will include the development of self-sufficiency services and strategies to improve employment rates, job retention, income progression, and transition to unsubsidized housing. They may also involve changes to admissions policies, rent policy, and specialized Section 8 case management practices.
- **Section 8 Rent Policy.** KCHA is in the process of exploring the design of more efficient ways to offer disabled residents employment incentives as an alternative to the current income disregard policies. KCHA will also examine alternatives to the restriction on the percentage of income (40% of adjusted income) households are allowed to pay towards rent and utilities when they lease a unit.
- **Section 8 Project-Basing Program Implementation.** KCHA has adopted a new program to project-base Section 8 assistance in units owned or controlled by KCHA, nonprofits, and for-profits as part of an effort to increase housing choices. Key objectives of this policy are to replace all public housing units targeted for demolition, increase the availability of hard units for extremely low-income households, especially housing opportunities for people with special needs, encourage the deconcentration of affordable housing opportunities, leverage private sector capital investment, and reduce the administrative inefficiencies and barriers

inherent in the regulations currently in place. Implementation of this policy is underway, including the funding of replacement housing for Park Lake Homes. The Authority is currently exploring ways to project-base Section 8 funding in nontraditional housing developed under the Gates Foundation's Sound Families initiative with units designed to be shared by more than one household.

- **Family Self-Sufficiency (FSS) Program.** The Authority is in the process of evaluating the effectiveness and operational efficiency of the FSS Program. This evaluation will lead to the recommendation and implementation of changes designed to reduce the program's administrative inefficiencies and increase the effectiveness of the program as a tool for improving employment and income progression outcomes for Section 8 and public housing participants. KCHA will also explore the potential for increasing the number of participants in the FSS Program through a new initiative sponsored in part by the Annie E. Casey Foundation. Under this initiative, the Foundation and other funders will provide additional funding for case management.



### SECTION III. CHANGES IN HOUSING STOCK

The table below provides information about the total number of federally subsidized housing units available through KCHA as of July 1, 2004, as well as the number projected to be available by the end of FY2005. These numbers represent the gross number of units in these programs.

Housing Program	July 1, 2004	June 30, 2005
Section 8 Vouchers	6,730	6,730
Low Income Public Housing (LIPH) Units	3,288	3,113
Section 8 New Construction Buildings	174	174
Preservation Program Buildings	271	271
<b>Total KCHA Units</b>	<b>10,463</b>	<b>10,198</b>

For the first time in several years, KCHA does not anticipate receiving any new Section 8 vouchers other than vouchers associate with HOPE VI. The number of Section 8 vouchers—6,730—represents the number of Section 8 Vouchers KCHA is authorized to issue, including 50 vouchers (under the Mainstream Program for elderly households with a member with a disability) HUD awarded to KCHA during FY2004. However, KCHA has not started to issue these vouchers because HUD has not provided an effective date for these vouchers. The vouchers include all tenant-based assistance, including Section 8 assistance that has been or will be project-based as part of KCHA's efforts to increase supportive housing options and replace public housing units demolished at Park Lake Homes. The number of vouchers projected to be available at the end of FY2004 reflects an increase of 16 vouchers to the total projected at the beginning of FY2004. KCHA received these "opt-out" Section 8 tenant-based vouchers for Willowmoore Manor during FY2004.

The public housing numbers in the table above include units that are available for resident occupancy and units currently being used to accommodate agencies serving KCHA residents. They also include 10 units destroyed in a fire on July 4, 2003, which the Authority plans to rebuild. The reduction in the number of public housing units by the end of FY2005 reflects 265 units that will be demolished at the Park Lake Homes HOPE VI site pending an approval for demolition. It should be noted that the reduction in available units expected in FY2005 does not constitute a net reduction due to the HOPE VI initiative. Instead, it reflects the availability of replacement resources prior to relocation and demolition. Prior to FY2005, KCHA received 569 vouchers under the HOPE VI Program to facilitate relocation and assure availability of replacement housing prior to demolition.

## SECTION IV. SOURCES AND AMOUNTS OF FUNDING

This Section describes the sources and amounts of funding included in the Authority's consolidated MTW budget statement, the sources and amounts of funding outside the consolidated budget, and the Consolidated Budget Statement.

### A. Sources and Amounts of Funding in the Consolidated MTW Budget

The following table shows relevant elements of the FY2004 budget adopted by the Board of Commissioners as well as projected revenues for FY2005 for the operation of the housing programs included in the MTW Demonstration. The Section 8 funding is reported under two line items, one for funding received for Section 8 vouchers in the form of a block grant and one for all other vouchers.

PROJECTED REVENUES	FY2004 BUDGET	FY2005 BUDGET
Dwelling Rental Income	7,682,532	7,078,619
Investment Income	106,075	69,896
Other Income	384,639	393,404
Section 8 Block Grant		11,849,176
Section 8 Subsidy and Port/Admin Fees	57,990,622	51,791,880
Capital Subsidy (CFP all years)	9,725,928	9,114,950
Operating Subsidy (PH)	6,107,695	7,649,809
<b>Total Revenues</b>	<b>\$81,997,491</b>	<b>\$87,947,734</b>

### B. Sources and Amounts of Funding Outside the Consolidated MTW Budget

The statement below shows the FY2005 budget for the Section 8 New Construction program, grants that fund support services programs, and a HOPE VI redevelopment grant to redevelop Park Lake Homes, as well as the FY2005 projected revenues from these sources.

PROJECTED REVENUES	FY2004 BUDGET	FY2005 BUDGET
Dwelling Rental Income	1,031,786	1,291,470
Investment Income	310,838	308,562
Other Income	205,719	185,000
Section 8 Subsidy and Admin Fees	3,143,297	3,107,196
Capital Subsidy	0	0
Operating Subsidy	0	0
Grants (non CFP)	7,986,367	34,296,253
<b>Total Revenues</b>	<b>\$12,678,006</b>	<b>\$39,188,481</b>

**C. Consolidated Budget Statement**

<b>PROJECTED REVENUES</b>	<b>FY2004 BUDGET</b>	<b>FY2005 BUDGET</b>
Dwelling Rental Income	10,825,829	8,370,089
Investment Income	416,913	378,458
Other Income	590,358	578,404
Section 8 Block Grant	N/A	11,849,176
Section 8 Subsidy and Admin Fee	59,022,408	54,899,076
Capital Subsidy	9,725,928	9,114,950
Operating Subsidy	6,107,695	7,649,809
Grants	7,986,367	34,296,253
<b>Total Revenues</b>	<b>\$94,675,497</b>	<b>\$127,136,215</b>

## SECTION V. USES OF FUNDS

This Section provides FY2004 expenditures by line item, fiscal year 2005 planned MTW expenditures by line item, an explanation of the changes in proposed activities and investments from the previous year, and a discussion of the level and adequacy of reserves. It also presents a number of initiatives under MTW that are intended to streamline KCHA's operations.

### A. Planned Expenditures and Changes in Expenses from the FY 2003

PROJECTED EXPENSES	FY 2004 BUDGET	FY 2005 BUDGET
Administration and General	13,734,815	14,996,140
Housing Assistance Payments	52,398,441	46,706,308
Section 8 Block Grant HAP	N/A	11,849,176
Utilities	3,446,471	3,411,042
Maintenance	5,294,668	5,106,548
Capital Projects	7,362,750	7,600,000
<b>Total Expenses</b>	<b>\$82,237,145</b>	<b>\$89,669,214</b>

#### 1. Categories of Costs

- Administration and General: Administrative and resident services salaries, employee benefits for all employees, office costs, professional service contracts, property and liability insurance and debt service on KCHA's Section 8 offices.
- Housing Assistance Payments: In the FY2005 Budget, housing assistance payments (HAP) projected to be paid on behalf of Section 8 participants are separated into two categories: 915 vouchers funded under the Section 8 Block Grant and all other Section 8 Vouchers.
- Utilities: KCHA-paid utilities including water, sewer, electricity, natural gas and heating oil. This category also includes trash collection costs, in conformity with private sector real estate accounting.
- Maintenance: All payroll, materials and contracts for the maintenance of KCHA's public housing developments.
- Capital projects: All capitalized improvements to KCHA's developments as funded through the CFP. This also includes PH and Section 8's pro rata share of any capitalizable hardware and software.

#### 2. Major FY2005 Initiatives

The following initiatives represent major investments that the Authority is undertaking during FY2005. Some are continuations of current activities and others represent the beginning of strategies that will have long-term benefits for the Authority and its clients.

- **Conversion of Existing Core Software.** The Agency converted its core system software in May 2004. All operational areas will continue to learn the efficient use of the new system, work with the vendor to further customize it to KCHA's needs and build reporting capabilities using the more flexible database.
- **Ongoing Review of Energy Costs.** KCHA entered into an Energy Performance Contract during FY 2004. During FY 2005, the initial energy audit should be completed with energy conservation measures identified. KCHA will then commence the second phase of this project, which includes financing and installation of the measures and negotiations with HUD as to utility adjustments.
- **MTW Implementation.** The Authority will explore the full use of its MTW Authority with HUD to implement already-identified streamlining initiatives and to identify new opportunities to reduce current inefficiencies on an ongoing basis throughout the Demonstration.
- **Private Sector Practices.** KCHA will continue to restructure field operations to mirror private sector property management models.
- **Park Lake Homes HOPE Revitalization.** This redevelopment effort will transform an aging public housing development into a new mixed-income neighborhood. FY2005 will see the completion of relocation on Phase I of the redevelopment, demolition, and the initiation of utility and vertical construction.
- **Performance Evaluation and Improvement.** The Authority will continue monthly Section 8 and Public Housing performance review meetings to identify opportunities to improve its operations and its services to residents. The public housing meeting includes a comprehensive and systematic review of individual developments.
- **New Investment Strategies.** In FY 2004, the KCHA Board of Commissioners developed an expanded investment strategy for use of KCHA's cash reserves. The Authority will actively seek opportunities to expand its portfolio of workforce housing in order to maximize return on its investments in this low interest rate environment. Income derived from investments is targeted at continuing mission critical services as Federal funding for such services stagnates or is reduced.

### 3. Changes from FY 2004 Budget

- **Administrative and General:**
  - The majority of cost increases above levels of inflation is due to expanded administrative costs as part of KCHA's capital program. During this year, the Authority anticipates expending \$1.4 million for architects and engineers in advance of several large and significant projects involving life/safety and unit upgrades.
  - All personnel costs reflect costs of living.
- Maintenance expenses have dropped despite a presumed inflation impact due to vacancies and anticipated demolition of units at KCHA's HOPE VI site.
- Capital programs: KCHA will meet its goal of fire/life safety upgrades including sprinkler systems and modernized alarms systems at two senior/disabled mid-rise developments. This reflects accelerating FY2006 capital projects using internal float. In addition, three family

developments will complete their interior remodel with a fourth development in Phase I of a similar project.

- Section 8 HAP. The overall increase in Section 8 HAP (including Block Grant) is due to a full year of additional vouchers issued in connection with the Authority's HOPE VI program (569 units).

## **B. Level and Adequacy of Reserves for the Public Housing and Section 8 Programs**

PROJECTED RESERVES	FISCAL YEAR 2005
Public Housing	5,584,056
Section 8 Administrative Fee	1,078,037
Section 8 Block Grant Project	900,657
<b>Total Reserves</b>	<b>\$6,816,714</b>

The Public Housing Program is budgeted to operate at a deficit in FY2005 due to underfunding of the Operating Fund. Housing authorities will receive only 93 percent of their operating subsidies as calculated by HUD's funding formula. The public housing reserve represents approximately 3 months of operating expense cash flow for KCHA's public housing program. The Section 8 project reserve represents 1 month of operating expense cash flow for the block grant portion of the Section 8 Program. However, KCHA has not received this funding as of the submission of this Plan. The administrative fee reserve represents the accumulated unused surplus from KCHA's Section 8 operations.

## **C. MTW Initiatives to Streamline KCHA Operations**

The Authority will explore, adopt, and/or implement a number of changes to its operations to seek ways to reduce the cost of implementing HUD programs.

- Explore block granting of entire Section 8 Program through an amendment to the MTW Agreement.
- Explore change in block granting of Public Housing Program to fix rental income for the remainder of the Demonstration through an amendment to the MTW Agreement.
- Explore development of qualification-based procurement policy for construction contracts. KCHA will submit any proposed changes to the procurement policy for HUD approval prior to implementation.
- Develop and implement a streamlined FSS Escrow Account System.
- Borrow funds, including from internal sources, to accelerate capital improvements.

KCHA will pursue implementation of initiatives approved under the FY2004 MTW Plan, including the following:

- Adopt and implement State of Washington wage rate monitoring protocols for HUD-funded capital projects.
- Explore a simplified approval process for demolition and disposition.
- Explore the use of Section 8 Block Grant funding to finance the acquisition of developments to create additional housing opportunities for low-income households.
- Report budgets for grants not included in MTW Consolidated Budget on a single line item to eliminate requests to HUD for budget revisions.
- Streamline fund reimbursement from HUD for all grants through the use of a single line item within LOCCS or other HUD payment mechanism.

## SECTION VI. CAPITAL PLANNING

### A. Major Capital Needs and Projects, Estimated Costs, and Proposed Timetables

The King County Housing Authority has developed a 10-year work plan to address the highest priorities among the identified capital needs for public housing developments. The work plan provides a description, schedule (year), and projected costs of all capital projects that will be undertaken during the next 10 years. The estimated total cost for projects in the 10-year plan is approximately \$56.9 million based on current costs. These estimates are updated annually. The plan also identifies all capital needs that are deferred beyond 2012. The total costs of completing these deferred projects in today's dollars are just more than \$66 million. KCHA's ability to adhere to the plan depends mainly on annual appropriations for the Capital Fund by Congress. Appendix F provides a detailed list of projects to be undertaken (including some that are in process or are complete) as part of the 10-year work plan as well as those deferred beyond 2012. Below are some of the major needs that the Authority will address over the next year:

- **Park Lake Homes Redevelopment.** The redevelopment of Park Lake Homes I under a 2001 HOPE VI Revitalization Grant is in the initial stages of implementation. This distressed community will be completely redeveloped into a mixed-income neighborhood—Greenbridge—of public housing and market rate rentals as well as homeownership opportunities for a broad spectrum of household incomes. Three hundred public housing units will be replaced with federally subsidized housing on site, and 269 will be replaced elsewhere on a one-for-one basis with units funded by project-based Section 8 assistance. The first phase of relocation and demolition will be completed in FY2005.
- **Fire and Life/Safety Upgrades in Mixed-Population Buildings.** The Authority has developed a multi-year plan to update the Fire and Life/Safety systems in all its mixed-population buildings. Updates to some of the buildings are complete; the remainder will be completed at a rate of one per year. To accelerate this schedule, one additional mixed-population development will receive Fire and Life/Safety upgrades in FY05. This will be accomplished by lending internal KCHA reserves against future CFP fund receipts.
- **Springwood Apartments Master Plan.** This aging and physically distressed property will undergo a multi-million dollar renovation over a multi-year period. Because the Capital Fund is inadequate to fund this project, KCHA is exploring all avenues to finance this initiative. KCHA has dedicated funds to initiate a master plan for Springwood during FY2005.
- **New Signage.** KCHA has completed development of signage design standards to complement interior design, exterior features, and aesthetic values, and installed new signage in two developments. The new signage is designed to complement the Authority's efforts to ensure that its public housing developments blend in with and enhance the neighborhoods where they are located.
- **Improved On-Site Community Facilities.** KCHA is actively upgrading community facilities at its major family sites to facilitate delivery of on-site services. FY2005 initiatives include the redevelopment of the Springwood Community Center, including construction of a gymnasium, game room, classrooms and computer center for older youth, remodeling of the after-school program facility at Ballinger Homes, construction of a new after-school facility at Burndale, initiation of the first phase of the reconstruction of the community center at Greenbridge (Park Lake Homes I), and relocation of the White Center food bank.



- **Other Major Multi-Year Projects.** KCHA is also undertaking significant surface water management, energy efficiency, and interior unit rehabilitation projects. Internal or external sources of capital to fund projects beyond the CFP grant allocations will be utilized to accomplish the FY05 capital plan.

#### **B. Capital Expenditures Planned During the Current Fiscal Year**

Following is a list of the capital projects for the King County Housing Authority public housing properties planned for FY2005.

## FY 2005 Capital Projects for Public Housing

Community Name & Number	Summary of Work Activities	Community Total	CFP Year	FY Start/ FY Complete
College Place 2-39	Crawl space insulation & structural upgrades	\$ 90,000	2003	2005/2005
Burndale Homes 2-26	Continuation of Interior remodel and modernization of 50 units; new community building	\$ 1,054,550	2002/2003	2004/2005
Yardley Arms 2-22	Fire & Life Safety upgrades, remodel community spaces; replace domestic water lines; upgrade heating system; exterior envelope upgrades	\$ 1,600,000	2004	2005
Pickering Court 2-43	Continuation of Interior remodel and modernization of 30 units	\$ 672,730	2002/2003	2004/2005
Southridge House 2-20	Fire and Life Safety upgrades; remodel community spaces; replace domestic water lines; upgrade heating system	\$ 1,800,000	2004/2005	2005/2006
Riverton Terrace 2-18	Continuation Interior remodel and modernization of 30 family units	\$ 672,720	2002/2003	2004/2005
Casa Jaunita 2-21	Infrastructure improvements	\$ 250,000	2004	2005
Springwood Apartments 2-34	Demolition and remodel of Springwood Community Center.	\$ 70,000	2003	2005
Cedarwood 2-46	New playground equipment	\$ 15,000	2003	2005
Juanita Trace 2-48	New playground equipment	\$ 15,000	2003	2005
Firwood Circle 2-12	Interior renovation Phase 1	\$ 1,300,000	2004/2005	2005/2006
Ballinger Homes 2-17	Community building completion (remodel)/landscaping	\$ 60,000	2003/2004	2004/2005
	<b>TOTAL</b>	<b>\$ 7,600,000</b>		

## SECTION VII: OWNED AND MANAGED UNITS

This Section provides information required under KCHA's MTW Agreement on performance indicators for public housing units under KCHA management.

### A. Vacancy Rates

The tables below provide the vacancy rates for public housing developments as of April 1, 2004. The Authority provides annual snapshots of performance indicators and other data for April 1 of each year of the Demonstration because the timing of MTW Annual Plan submission does not allow for beginning-of-fiscal-year data to be gathered and analyzed.

DEVELOPMENT	HOUSEHOLDS	UNITS	VACANCY RATE
AVONDALE MANOR	20	20	0.0%
BALLINGER HOMES	109	110	0.9%
BELLEVUE SINGLE-FAMILY HOMES	8	8	0.0%
BOULEVARD MANOR	69	70	1.4%
BRIARWOOD	69	70	1.4%
BRITTANY PARK	43	43	0.0%
BURNDALE HOMES*	43	50	14.0%
CAMPUS COURT	12	13	7.7%
CASA JUANITA	80	80	0.0%
CASA MADRONA	70	70	0.0%
CASCADE APTS	108	108	0.0%
CEDARWOOD	25	25	0.0%
COLLEGE PLACE	51	51	0.0%
EASTRIDGE HOUSE	40	40	0.0%
EASTSIDE TERRACE	50	50	0.0%
EVERGREEN COURT	30	30	0.0%
FIRWOOD CIRCLE	50	50	0.0%
FOREST GLEN	40	40	0.0%
FOREST GROVE	24	25	4.0%
GLENVIEW HEIGHTS	10	10	0.0%
GREEN RIVER HOMES	59	60	1.7%
GREENLEAF	27	27	0.0%
GUSTAVES MANOR	35	35	0.0%
JUANITA COURT	30	30	0.0%
JUANITA TRACE	30	30	0.0%
JUANITA TRACE II	9	9	0.0%
KINGS COURT	30	30	0.0%
KIRKWOOD TERRACE	27	28	3.6%
MARDI GRAS	61	61	0.0%
MUNRO MANOR	58	60	3.3%

DEVELOPMENT	HOUSEHOLDS	UNITS	VACANCY RATE
NORTHRIDGE HOUSE I	69	70	1.4%
NORTHRIDGE HOUSE II	70	70	0.0%
PARAMOUNT HOUSE	70	70	0.0%
PARK LAKE HOMES*	447	536	16.6%
PARK LAKE HOMES II	196	198	1.0%
PICKERING COURT*	23	30	23.3%
PLAZA 17	70	70	0.0%
RIVERTON TERRACE*	50	60	16.7%
SHOREHAM	18	18	0.0%
SOUTHRIDGE HOUSE	79	80	1.3%
SPRINGWOOD APTS	315	333	5.4%
THE LAKE HOUSE	70	70	0.0%
VALLI KEE HOMES	113	114	0.9%
VICTORIAN WOODS / FEDERAL WAY HOMES	18	18	0.0%
VISTA HEIGHTS	30	30	0.0%
WAYLAND ARMS	67	67	0.0%
WELLSWOOD	30	30	0.0%
YARDLEY ARMS	66	67	1.5%
YOUNGS LAKE	26	28	7.1%
ALL DEVELOPMENTS	3,141	3,292	4.6%
DEVELOPMENTS NOT UNDER REDEVELOPMENT OR REHAB	2,263	2,283	0.9%

\*Rehabilitation or demolition underway.

Due to interior remodel and modernization activities requiring temporary relocation at three family communities—Burndale Homes, Pickering Court, and Riverton Terrace—the loss of 10 units at Springwood Apartments due to a fire, and the relocation of residents from Park Lake Homes in preparation for HOPE VI redevelopment, the overall vacancy rate on April 1, 2004, was high compared to KCHA's historical vacancy rates. Excluding these communities, the overall vacancy rate as of April 1, 2004, was 0.9 percent. The Authority expects a similarly low overall vacancy rate for its public housing properties in FY2005, although the same communities affected by redevelopment/rehab will experience temporarily higher vacancy rates until the work is completed.

## **B. Rent Collections**

The Authority anticipates collecting over 98 percent of the public housing rents assessed during FY2005. This was the rent collection level during FY2004.

## **C. Work Orders**

KCHA's anticipates responding within 24 hours to 100 percent of the requests for emergency maintenance work orders during FY2005. The Authority also projects responding within 30 days to at least 97 percent of the requests for regular maintenance work orders during FY2005. These were the maintenance work order response levels during FY2004.

## **D. HQS Inspections**

HUD's Housing Quality Standards regulations currently require that each public housing unit and system be inspected annually. KCHA is on track to complete 100 percent of HQS inspections during FY2005. The Authority may consider the adoption of new unit and system inspection protocols and schedules during FY2005. Until new protocols are adopted, KCHA will continue to inspect public housing units and systems in accordance with the Housing Quality Standards.

## **E. Security**

KCHA's employs strict suitability standards for screening applicants, including the use of criminal background checks by local, state, and federal law enforcement agencies, as its primary strategy to ensure that its communities are safe places for households to live. Proactive and consistent lease enforcement by housing management staff is the Authority's next line of defense in its anti-crime strategy. KCHA continues the operation of the core strategies that used to be funded under the Drug Elimination Grant (DEG), although the defunding of DEG has severely curtailed the drug and crime prevention programs. These core strategies include:

- Partnerships with Police Departments throughout the Authority's jurisdiction. KCHA has developed and maintained strong relationships with police departments to ensure that public housing residents receive the services they need for their safety and security. These relationships take the form of contracts with police departments funded by KCHA and memoranda of understanding between the Authority and local law enforcement. Police department cooperation with management is especially crucial for KCHA's ability to access information needed to pursue evictions or other solutions in cases of serious criminal and drug activity.
- Community Policing. KCHA is also continuing its community policing programs in some family communities to foster a cooperative relationship between residents and community police officers. Some developments have community police substations on site to deter criminal activity and assist residents in their efforts to enhance their safety through establishing block watches and other efforts to address security problems.
- After-School and Summer Programs. The Authority has developed partnerships with numerous service providers and community-based organizations to offer on- and off-site programs and activities for children in the family developments. These include youth sports, homework and youth tutoring programs, and summer day camps. A list of these services is included in Appendix G.

The Authority's transition to a decentralized site-based management system with greater on-site presence of management and maintenance staff is expected to increase resident security and safety.

#### **F. MTW Demonstration Initiatives**

KCHA's MTW Agreement authorizes the development and adoption of "policies and procedures that will simplify, streamline, and enhance the service delivery of management and maintenance services to KCHA-owned, operated, or managed public housing communities." During FY2005, KCHA will engage in a comprehensive effort to adopt such policies and procedures. In addition to initiatives noted in other sections of this plan, the Authority will implement two major initiatives started in FY2004:

1. **Site-Based Management Demonstration.** The Authority is developing a plan to transition from a centralized, program-based approach to management of its public housing properties to a decentralized, site-based system typical of the private sector. This transition will be implemented early in FY2005 as a demonstration in one of KCHA's five regional offices. This initiative will require significant changes to the agency's management practices, including the following key areas:

- Budgeting and financial reporting
- Staffing
- Purchasing
- Work orders
- Admissions and waiting list management
- Unit turnover
- Capital planning

As part of KCHA's efforts to continue improvement of its services to residents and overall performance as an operator of federal housing programs, the Authority will continue to develop its own performance evaluation system. The transition to a decentralized management system for public housing will require the development of new measures of performance and accountability.

2. **Comprehensive Streamlining Review of the Admissions and Continuing Occupancy Plan (ACOP).** During FY2004, the Authority started a systematic review of the ACOP to identify opportunities to eliminate operational inefficiencies. This process will continue and areas for potential streamlining include, but are not limited to:
  - Verification of income and other information
  - Other annual review procedures
  - Applications and admissions procedures
  - Waiting list management
  - Annual review procedures

Activities and initiatives included in KCHA's Initial Year MTW Plan that will not be completed by the end of FY2004 will be carried over as initiatives under this FY2005 Plan. These may include:

- Allowing transfers of clients between the Section 8 and public housing programs under some circumstances.
- Exploring changes in the eligibility policy regarding single, nondisabled, non-elderly persons.
- Exploring options to streamline the grievance procedures.
- Adopting a locally designed lease consistent with MTW initiatives.
- Exploring and implementing revisions, if any, to inspection protocols.
- Replacing PHAS with internally developed performance assessment tools and standards.

## **SECTION VIII. MANAGEMENT INFORMATION FOR LEASED HOUSING**

### **A. Leasing Information**

#### **1. Lease-Up Rate**

The Section 8 program's lease-up rate at the end of its 2004 fiscal year (period ending June 30, 2004) is expected to be very close to 100 percent. In past years, KCHA regularly equaled or exceeded 100 percent lease-up rates as calculated by HUD. However, because of the financial risk of overleasing under new HUD regulations, KCHA must of necessity be more conservative in managing voucher issuance and lease-ups. The Authority expects to maintain a lease-up rate close to 100 percent in FY2005.

#### **2. Ensuring Rent Reasonableness**

KCHA will continue to use the services of Dupre+Scott, a professional real estate consulting firm that conducts rental market research in the Puget Sound Region. Dupre+Scott publishes a customized (for the Section 8 program) annual rent reasonableness report based on an extensive survey of rental units in rental submarkets across the county. The report establishes a maximum rent for housing units based on a number of factors, including its location, size, quality, type, amenities, utilities, and general condition. A trained Section 8 inspector uses the report as a guide for making rent reasonableness determinations. KCHA staff now makes rent reasonableness determinations for all units rented under the Section 8 program, including units owned by KCHA.

#### **3. Expanding Housing Opportunities and Deconcentration**

The following are descriptions of strategies the Authority will use to increase the housing opportunities for low-income households through the Section 8 Program.

##### **Expanding the Pool of Available Vouchers**

KCHA will continue to apply for the maximum number of Section 8 vouchers for which it is eligible. The Authority's exceptional management of the program and the high voucher utilization rate maintained by the agency as a whole continue to place KCHA in a strong position to compete for new vouchers should any become available in the future. In FY2004, KCHA received an additional 364 new vouchers, including 300 HOPE VI relocation, 50 Mainstream, and 16 "opt-out" vouchers.

##### **Efforts to Serve Households with Disabilities**

KCHA created the Housing Access and Services Program (HASP) in partnership with a consortium of systems serving households and individuals with disabilities. Under this program, support services providers assist disabled clients to find suitable housing and provide needed services for at least six month after lease-up. HASP is currently authorized to serve up to 1,439 households with disabilities. Due to the success of this program, 35 percent of all KCHA's Section 8 participants are disabled households. In FY2004, KCHA obtained an additional 50 vouchers for elderly households with a household member that has a disability.

##### **Other Partnerships Serving Special Needs Populations**



KCHA partners with a number of agencies to provide housing opportunities for populations and households that may not otherwise take advantage of the Section 8 Program and who need supportive services. For example, the Authority partners with agencies who serve survivors of domestic violence, homeless households, and families on Temporary Assistance for Needy Families (TANF). With 300 vouchers under the Family Unification Program, KCHA partners with agencies who strive to keep families together or bring together individuals and/or families who are separated from their children.

### **Property Acquisition**

KCHA continues to acquire properties throughout the county to expand its unsubsidized affordable housing portfolio of almost 4,500 units. These properties, especially those in lower poverty areas of the county, become housing opportunities for Section 8 participants.

### **Exception Rent Areas**

To ensure that Section 8 clients can access housing in all areas of King County, the Authority has established exception rent areas where the rent payment standard is set at 120 percent of HUD's Fair Market Rent. Making it possible for low-income families to afford to live in higher rent areas in the county has an important effect on resident self-sufficiency.

### **Section 8 Project-Basing Policy**

KCHA has established a partnership with the Sound Families Program (sponsored by the Bill & Melinda Gates Foundation) to provide transitional housing opportunities for homeless families with children through Section 8 project-based assistance. Up to 230 vouchers have been dedicated towards this effort. In addition, the Authority will also project-base up to 70 Allocation Vouchers to create supportive housing for disabled households or individuals who need on-site support services. This number may increase depending on the availability of additional vouchers in the future. KCHA has also started to project-based Section 8 assistance in developments in low-poverty areas (mainly on the east side) of the county to replace 269 units that will be demolished at the Park Lake Homes HOPE VI site.

### **Landlord Outreach**

The Authority does extensive outreach to current and potential landlords through a variety of methods. For example, the agency staffs a Section 8 information booth at TRENDS/Rental Housing Management Conference and Trade Show in Seattle, an annual event that attracts over 1,500 landlords and apartment managers.

## **4. MTW Demonstration Initiatives**

### **Section 8 Project-Basing Program and Policy**

The Authority will continue to implement the project-basing policy adopted in FY2004. Major initiatives under this policy include:

- Creating HOPE VI replacement housing for all extremely low income housing units that will not be replaced on the Park Lake Homes I site.
- Creating new supportive and transitional housing units for homeless families and households with disabilities through partnerships with the Sound Families Program (sponsored by the Bill and Melinda Gates Foundation), local governmental agencies, and local nonprofit organizations.

- Preserving the long-term viability of existing supportive and elderly housing programs managed by nonprofits and the Authority.
- Taking advantage of rental market conditions to increase housing opportunities for extremely low-income households in low-poverty areas of King County.

### **Block Grant Program and Policy Initiatives**

The Authority will continue to explore a comprehensive set of policy and program changes affecting vouchers included in the Section 8 Block Grant. The purpose of these changes is to increase the self-sufficiency outcomes of households served by these vouchers. Key initiatives include:

- Exploring rent policy innovations designed to encourage employment, job retention, and income progression.
- Designing self-sufficiency services that can effectively reach households across the county.
- Developing a Section 8 case management system for recipients of Block Grant vouchers to strengthen efforts to encourage and facilitate resident self-sufficiency.
- Shortening the timeframes of dependency on federal rental assistance in order to serve additional households in need.

### **Initiatives to Streamline Operations**

The Authority will continue to explore every opportunity to streamline the Section 8 Program. Areas targeted for possible changes in the coming year include all areas specifically authorized in KCHA's MTW Agreement. Changes that may result in an increase in subsidy to households will only be considered for the Block Grant Vouchers or will be submitted to HUD for additional approval in the case of all other vouchers. Section 8 policy and procedure changes will be explored and/or implemented in a number of areas, including but not limited to, the following:

- Rent policy.
- Lease length, voucher expiration, and reissuance.
- Eligibility criteria.
- Property eligibility criteria, including types of units currently prohibited by Section 8 regulations listed in 24 CFR 982.352.
- Waiting list procedures and tenant selection procedures, criteria and preferences.
- The content of housing assistance payments contracts to owners.
- Damage claims and/or vacancy loss policy.
- Family obligations.
- Portability policies and procedures with other local MTW and non-MTW housing authorities.
- Development and deployment of a shopping incentive policy.
- Adoption of extended Section 8 search time limits.
- Alternative means of setting Rent Payment Standards.
- Standards and procedures for reviewing, setting, and implementing utility allowances.
- Exploring the development of a streamlined homeownership program for Section 8 households.

- Explore streamlined portability procedures in lieu of HUD-mandated forms and procedures.
- Explore changes in the eligibility policy regarding single, nondisabled, non-elderly persons.
- Explore policy options for allowing transfers between the Section 8 and public housing programs.
- Replace HUD's SEMAP performance system with locally developed performance measures.

Efforts to streamline the Section 8 Program through revised inspections protocols are discussed in Section VII.B below.

## **B. Inspection Strategy**

Implementing an effective and efficient Section 8 Housing Quality Standards inspection program for KCHA's large jurisdiction—it covers almost 2,000 square miles—is a significant challenge. The Authority deploys dedicated and trained inspections staff who conduct HQS inspections according to HUD requirements under the supervision of the HQS Inspections Coordinator. Each inspector conducts all the required inspections in a specific geographic area of the county defined by Census tract boundaries. The Inspections Coordinator is responsible for conducting all quality control inspections.

In FY2004, KCHA adopted changes to the inspections protocols to ease the burden on participants and landlords and to streamline the inspections process. These changes include:

- Allowing KCHA staff to inspect KCHA-owned units.
- Allowing owners and participants to self-certify corrections of minor HQS inspection fail items identified during annual inspections.

Additional changes to inspections protocols contemplated in the FY2004 MTW Plan will be pursued in FY2005. Designing effective streamlining solutions requires data not easily accessible during FY2004. With KCHA's new management information system, such data will be more readily available. KCHA will continue to consider the following changes:

- Reducing the number of annual inspections, for example, through sampling of units in buildings with large numbers of Section 8 participants.
- Reducing the frequency of annual inspections for some populations based on performance on past inspections.
- Exploring policy options for reducing the number of missed inspection appointments.

In pursuing these initiatives, KCHA will continue its commitment to provide safe, decent, and sanitary housing for all its Section 8 participants. While the Authority explores options to reduce the number of inspections, it will continue to conduct 100 percent of all annual, pre-contract, and quality control HQS inspections. The Authority will implement promising strategies that may result in a reduction in the number of annual inspections and a revised quality control system. However, regardless of the outcomes of the initiatives outlined above, inspectors will continue to perform 100 percent of all pre-contract inspections.

## SECTION IX. RESIDENT PROGRAMS

This Section describes current resident supportive services programs available to King County Housing Authority public housing residents and Section 8 participants. This Section also describes issues and proposed actions to be taken in this area during FY 2005. Appendix G provides a comprehensive list of services now available to KCHA's residents.

### A. Services Programs

#### 1. Self-Sufficiency Services and Programs

This is a core strategy toward which KCHA has provided or leveraged significant resources in order to provide opportunities for residents in public housing and in the Section 8 program to obtain employment, retain their jobs, and increase their incomes. These efforts include:

- **Career Development Centers.** Two centers are strategically located in areas to serve large numbers of families in public housing and Section 8 households who receive Temporary Assistance for Needy Families (TANF). The Centers provide residents with an array of services including pre-employment training (ESL, GED, job skills development), as well as job placement and retention services. The Park Lake Homes CDC will play a significant role in achieving the site's HOPE VI revitalization goals.
- **Partnerships with community and technical colleges.** The Authority also administers programs (supported by a ROSS Grant) in partnership with community and technical colleges, including Bellevue Community College, Shoreline Community College and Cascadia College, that provide career training for residents seeking higher-wage jobs.
- **Family Self-Sufficiency Program.** Participants contract with the Housing Authority for up to five years to create an escrow account in which the difference between their base rent and subsequent higher rents due to increases in income is deposited. When FSS participants who have met their program goals are ready to end their contract, they receive the balance in their escrow account, which can be used for homeownership, higher education, or small business development.

#### 2. Support Services Coordination for Elderly and Younger Disabled Households

Support Service Coordinators serve residents of 19 mixed-population public housing buildings (senior population and younger disabled), and coordinate support services to residents within their assigned buildings. The coordinators help residents assess their needs and then assist them in linking to community-based services that can help residents remain independent and healthy for as long as possible. KCHA also works with and coordinates services provided to our residents by Neighborhood House, Senior Services and other partner agencies.

#### 3. Family Support Services and Coordination

This effort coordinates health and human services delivered at our public housing sites and other properties operated by KCHA. The focus is on the provision of youth support activities, both educational and recreational. Resident Services staff provides monitoring of grant-funded programs and linkage to community-based programs provided by our partner agencies within public housing communities. Working with Puget Sound Educational Service District, Boys and

Girls Clubs, Neighborhood House and Kent Youth and Family Services, and a wide array of other nonprofit agencies, KCHA provides after-school recreation activities, mentoring programs, homework assistance and computer center activities to children of all ages.

#### **4. Reasonable Accommodations**

The Authority provides a 504 reasonable accommodation program, which coordinates responses to resident's requests for reasonable accommodation in public housing and for Section 8 participants and applicants.

#### **5. Section 8 Partnerships with Human Service Organizations**

KCHA provides coordination of human services in support of residents with special needs within the Section 8 Housing Choice Voucher Program. The largest of these partnerships is HASP, the Housing Access and Services Program, which ensures that people with disabilities find and maintain housing by connecting the resources of Section 8 to the supportive services of King County's human service systems.

Other KCHA partnerships with nonprofits serve survivors of domestic violence, people transitioning from nursing homes, parents reuniting with their children, persons living with AIDs or other terminal illnesses, and other groups who need supportive services connected to affordable housing.

#### **6. Project-Based Assistance Program**

KCHA makes Project-Based Section 8 operating subsidies available to housing owners and service agencies to assist in the development of transitional and permanent supportive housing serving households that are homeless or have special needs. The project-basing program leverages substantial investment in support services through local partnerships. For example, the Sound Families Program sponsored by the Bill and Melinda Gates Foundation creates transitional housing with extensive support services for families, including the following FY2004 projects:

- Chalet, owned by St. Andrews Housing Group: 4 units
- Avondale Park, owned by Eastside Housing Association: 42 units
- City Park Townhouses, owned by St. Stephens Housing Association: 11 units
- Linden Highlands, owned by HSC Real Estate, Inc.: 8 units
- Village at the Lake, owned by Kauri Investments, 7 units
- Petter Court, owned by Kirkland Interfaith Transitional Housing

An additional nine projects with a total of 122 project-based units are expected to be under contract in FY2005.

#### **7. Public Housing Homeownership Program**

This program offers information, counseling and educational workshops and individual homeownership support to eligible residents of KCHA. A pilot program begun in 1997 focused on homeownership for residents at the Youngs Lake public housing development. This program has been successful in assisting residents in their efforts to become self-sufficient and transition to homeownership. A new homeownership program implemented in FY2004 in partnership with

the Seattle Housing Authority and funded by a ROSS grant intended to enable 30 public housing residents to achieve homeownership over a three-year period. The Seattle Metropolitan Urban League in partnership with International District Housing Alliance and El Centro de la Raza is responsible for implementing this program. KCHA will provide up to \$15,000 in pre- and post-purchase assistance to each eligible household.

#### **8. AmeriCorps Program**

KCHA provides staffing, supervision, and coordination of a 10-member team of AmeriCorps volunteers who work in public housing, public schools, and community settings to support the needs of residents, including youth tutoring and adult education.

#### **9. HOPE VI Community Support Services (CSS)**

The purpose of the Community Support Services Program is to help HOPE VI residents stabilize, maintain and improve their housing and economic self-sufficiency. KCHA will accomplish this by focusing on the following objectives:

- a. Maintain personalized contact with HOPE VI residents before, during and after relocation.
- b. Tailor support services to each family or individual.
- c. Establish partnerships with appropriate providers to deliver services.
- d. Track the progress of residents over time.

In FY2005, KCHA's CSS strategy will concentrate on the following initiatives:

- **Employment Assistance:** KCHA has developed a referral system with a collaborative of local non-profit social service organizations to support relocating residents develop employment skills, look for employment or improve existing employment. To date, HOPE VI relocation specialists have referred over 200 hundred residents through this initiative.
- **Budgeting and Credit Services:** An emerging issue as residents relocate, this initiative will focus on delivering individual budget planning and credit counseling to residents no matter what their level of financial capacity. This service is likely to be available via referral from relocation specialists working with relocating residents as well as through outreach to residents who are not relocating until later stages. This initiative, focused on individual needs, will combine with other community agencies who are beginning to offer budgeting classes to local residents. Through this continuum of services, residents will be able to take advantage of financial education at a level most comfortable to them.
- **Homeownership services:** HOPE VI CSS has joined forces with Boeing Employee Credit Union (BECU) to hire a consultant to develop a long-term homeownership plan for Greenbridge. This plan will include homeownership counseling for relocating residents, outreach to Park Lake residents for the purchase of Greenbridge for-sale homes and ideas on how to create affordable on-site homeownership opportunities.
- **HOPE VI-related employment:** As the HOPE VI team works to establish resident employment goals in its construction-related contracts, we will also create training and outreach services to prepare interested residents in applying for these positions. Through a needs assessment conducted at the end of 2003, we have already identified the first round of

residents interested in construction-related positions, including a breakdown of the type of positions they are most interested in.

## **B. Issues and Proposed Actions**

In addition to continuation of the major categories of services and programs discussed above, the Authority will address the following priorities related to resident services in FY2005.

### **1. Initiatives to Strengthen Self-Sufficiency Outcomes**

KCHA operates a number of self-sufficiency programs throughout its jurisdiction, including programs funded under ROSS Grants and the Family Self-Sufficiency Program. The Authority has begun to analyze its array of programs to determine strategies to improve resident self-sufficiency outcomes—employment, job retention, income progression, and transition to unsubsidized housing. The Authority intends to evaluate these programs and design and implement needed improvements. KCHA will also develop an integrated tracking system for monitoring the success of its self-sufficiency initiatives. This effort will be combined with the development of new rent policies with more effective employment incentives for public housing residents and Section 8 participants included in the Section 8 Block Grant.

### **2. Continuing to Address the Needs of the Senior and Younger Disabled Populations**

The Authority, in partnership with residents and service providers, developed a new Designation Plan for its mixed-population developments that sets aside a percentage of housing units in each building for elderly and near elderly households (whether they are disabled or not).

Implementation of the plan will be completed in FY2005. In adopting the designation plan and policy, KCHA's Board of Commissioners also directed staff to evaluate the Support Services Coordination Program in the light of feedback received in resident focus groups during the planning process. Based on the evaluation, the Authority will design and implement needed improvements to the program.

### **3. Cluster Care Initiative**

KCHA recognizes that there are an increasing number of residents who are receiving home support services such as assistance with personal care and other activities of daily living. KCHA will explore the creation and implementation of a Cluster Care initiative that seeks to provide enhanced community services within the Public Housing developments. The Cluster Care approach is the coordinated care provided by home service providers to serve "clusters" of residents. The goal is to provide an innovative model of service delivery that is flexible in responding to residents' need to maintain their independence and experience quality of life as they "age in place". The objective is to ensure that quality services are delivered efficiently.

### **4. Initiatives to Increase Family Support Services**

KCHA will continue to work with its partner agencies to improve program delivery and access to services for all public housing and Section 8 residents. The Authority will complete construction of a new Kent Family Center to house Head Start, the WIC Clinic healthy families program and a career development center at Springwood, as well as the Homework Factory at Ballinger Homes and will begin construction on a replacement of the Springwood Community Center. In Auburn, KCHA will work with Neighborhood House on the construction of its new service center at Burndale Homes, serving the residents of that public housing community. KCHA will

continue to upgrade and in some cases consolidate support services facilities in order to ensure the most effective and efficient delivery of services.

**5. Explore Potential for a Community Service Policy and Program**

KCHA adopted a local interim Community Service Policy in FY2004 that was designed to streamline the implementation of HUD's community service program mandates. KCHA will explore the development of a Community Service policy and program for residents in public housing as part of its broader strategies to improve self-sufficiency outcomes for residents.



## **SECTION X. OTHER INFORMATION REQUIRED BY HUD**

### **A. KCHA Commission Resolution and Required HUD Certifications**

- Board Resolution Adopting this FY 2005 MTW Annual Plan
- PHA Certification of Compliance with MTW Plan Requirements
- Certification for a Drug-Free Workplace
- Certification of Payments to Influence Federal Transactions
- Disclosure of Lobbying Activities
- FY2003 Audit Report in Compliance with OMB Circular A-133

### **B. Funding Allocation Forms**

- Calculation of Operating Subsidy
- Capital Fund Program Estimate
- Section 8 Estimate of Total Required Annual Contributions

**THE HOUSING AUTHORITY OF THE COUNTY OF KING**  
**RESOLUTION NO. 4054**  
**APPROVING THE MAKING TRANSITION WORK ANNUAL PLAN**  
**FOR FISCAL YEAR 2005**

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**WHEREAS**, the King County Housing Authority (KCHA) participates in the Department of Housing and Urban Development's (HUD) Moving to Work Demonstration Program (MTW) under an MTW Agreement with HUD; and

**WHEREAS**, KCHA has changed the name of the program to Making Transition Work (MTW) to better reflect the Authority's intent and the broader purpose of the Demonstration; and

**WHEREAS**, the MTW Agreement authorizes KCHA to design and test new ways of providing housing assistance and needed services to low-income households; and

**WHEREAS**, the MTW Agreement requires the Authority to develop an MTW Annual Plan (the Plan) that includes the Authority's budget and outlines the MTW initiatives to be pursued that year; and

**WHEREAS**, staff has developed an MTW Annual Plan for fiscal year 2005; and

**WHEREAS**, a public hearing has been held to receive public comment on the Plan on May 6, 2004; and

**WHEREAS**, the Residents Advisory Board has received briefings on the Plan at their monthly meetings in March 2004 and April 2004 and have provided written comments, which have been incorporated as an appendix to the FY2005 MTW Plan; and

**WHEREAS**, the Plan envisions a number of significant changes in the operational policies of the Section 8 and Public Housing programs; and

**WHEREAS**, the Plan is consistent with the goals of the Demonstration and KCHA's Mission; and


**WHEREAS**, a Board Resolution approving the Plan and certifying that the Plan complies with MTW Plan requirements must be included with this Plan when it is submitted to HUD.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING:**

1. The Board of Commissioners hereby approves the MTW Plan attached to this resolution and the accompanying memorandum ("Fiscal Year 2005 Annual Plan") for submission to the Department of Housing and Urban Development and for implementation.
2. The Board of Commissioners certifies that the Public Hearing Requirement has been met and authorizes the Chair of the Board to execute the Attached HUD Certification of Compliance with MTW Plan Requirements and Related Regulations.

**ADOPTED AT A MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 10<sup>th</sup> DAY OF May 2004.**

**THE HOUSING AUTHORITY OF THE  
COUNTY OF KING, WASHINGTON**



**DOREEN CATO, Chair**  
Board of Commissioners



**STEPHEN NORMAN**  
Secretary-Treasurer

# **PHA Certifications of Compliance with MTW Plan Requirements and Related Regulations**

## **Board Resolution to Accompany the MTW Plan**

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Acting on behalf of the Board of Commissioners of the King County Housing Authority (KCHA) listed below, as its Chair, I approve the submission of the Annual MTW Plan for the KCHA fiscal year beginning July 1, 2005, hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The KCHA held a public hearing regarding the Plan on May 6, 2004.
2. The KCHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.
3. As the 2005 Plan includes the development of a site-based waiting list policy for all of its developments:
  - KCHA will regularly submit required data to HUD in an accurate and complete, and timely manner.
  - The site-based waiting list system provides full disclosure to each applicant in the selection of the development in which to reside, including basic information about the available sites and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different types and sizes at each site.
  - Adoption of site-based waiting lists will not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD.
  - KCHA will take reasonable measures to assure that such waiting list is consistent with affirmatively furthering Fair Housing objectives.
  - KCHA will provide for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7.
4. The KCHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
5. The KCHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
6. The KCHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
7. The KCHA has submitted with the Plan a certification with regard to a drug-free workplace required by CFR Part 24, Subpart F.
8. The KCHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24CFR Part 87, together with disclosure forms if

required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

9. The KCHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
10. The KCHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 4.105(a).
11. The KCHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities. In accordance with 24 CFR Part 58.
12. With respect to public housing the KCHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
13. The KCHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
14. The KCHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
15. The KCHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (cost Principals for State and Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
16. The KCHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and the MTW Agreement executed by the KCHA and HUD and will utilize funds made available under the Capital Fund Operating Fund and Section 8 tenant-based assistance only for activities that are allowable under applicable regulations as modified by the MTW Agreement and included in its Plan.

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King County Housing Authority

PHA Name

Shereen Cato

KCHA Board Chair

PHA Number

5/10/04

Date

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

King County Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Program: FY2005 Annual Plan

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above. Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ If there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Stephen Norman

Title

Executive Director

Signature

Date

5/12/2004

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Applicant Name

King County Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Program: FY2005 Annual Plan

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

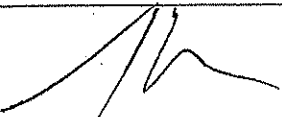
Name of Authorized Official

Stephen J. Norman

Title

Executive Director

Signature



Date (mm/dd/yyyy)

05/12/04

Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

Approved by OMB

0348-0046

<b>1. Type of Federal Action:</b> <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input checked="checked" type="checkbox"/> n/a a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 1, 7, 8, 3			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Not Applicable  Congressional District, if known:		
<b>6. Federal Department/Agency:</b> US Department of Housing and Urban Development			<b>7. Federal Program Name/Description:</b> Moving to Work CFDA Number, if applicable:		
<b>8. Federal Action Number, if known:</b> N/A			<b>9. Award Amount, if known:</b> \$ N/A		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  N/A			<b>b. Individuals Performing Services (including address if different from No. 10a)</b> (last name, first name, MI):  N/A		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: Stephen J. Norman Title: Executive Director Telephone No.: (206) 574-1100 Date: 05/12/04		
<b>Federal Use Only:</b>				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	



Washington State Auditor's Office  
Accountability Audit Report

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**Housing Authority of the County of King  
(King County Housing Authority)**

Audit Period  
July 1, 2002 through June 30, 2003

Report No. 66309

Issue Date  
March 19, 2004



Washington  
**State Auditor**  
Brian Sonntag

# **Audit Summary**

**King County Housing Authority**  
**July 1, 2002 through June 30, 2003**

## **ABOUT THE AUDIT**

This report contains the results of our independent accountability audit of the King County Housing Authority for the period July 1, 2002, through June 30, 2003.

We performed audit procedures to determine whether the Housing Authority complied with state laws and regulations and its own policies and procedures. Our work focused on specific areas that have potential for abuse and misuse of public resources.

## **RESULTS**

In most areas, the Housing Authority complied with state laws and regulations and its own policies and procedures. However, we identified one condition significant enough to report as a finding:

- Public funds were misappropriated from two of the Housing Authority's mobile home parks and accounting records were falsified.

## **RELATED REPORTS**

Our opinion on the Housing Authority's financial statements and its compliance with federal program requirements, is provided in a separate report, which includes the Housing Authority's financial statements.

## **CLOSING REMARKS**

We appreciate the Housing Authority's prompt attention to resolving prior audit issues and its commitment to ensuring compliance with conditions reported this audit. We thank Housing Authority officials and personnel for their assistance and cooperation during the audit.

# Table of Contents

## King County Housing Authority July 1, 2002 through June 30, 2003

Description of the Housing Authority .....	1
Audit Areas Examined .....	2
Schedule of Audit Findings .....	3

# **Description of the Housing Authority**

**King County Housing Authority**  
**July 1, 2002 through June 30, 2003**

## **ABOUT THE HOUSING AUTHORITY**

The King County Housing Authority was created in 1939 in response to the Federal Housing Act of 1937. The Housing Authority's jurisdiction encompasses an area exceeding 2,000 square miles throughout King County, except within the cities of Seattle and Renton, which have their own housing authorities. The Housing Authority operates out of a central office in Tukwila and seven area offices throughout King County. A five-member Board of Commissioners appointed by the King County Executive to staggered five-year terms, and confirmed by the King County Council, governs the Housing Authority. The Board of Commissioners establishes the Housing Authority's policies and programs.

The Housing Authority's purpose is to provide housing assistance to low-income households. To accomplish this objective, the Housing Authority administers a broad range of federal and local subsidized housing programs. With an operating budget of nearly \$84 million, the Housing Authority has approximately 290 employees.

## **AUDIT HISTORY**

We audit the Housing Authority annually. In the past six years, the Housing Authority has had two findings. In 1998, we reported a finding on weaknesses in internal controls over cash receipting at the Section 8 Office. We also reported the Housing Authority did not submit its annual financial report or single audit report within the required deadlines.

Housing Authority management has been very responsive to prior audit recommendations.

## **APPOINTED OFFICIALS**

These officials served during the audit period:

### **Board of Commissioners:**

Chair  
Vice-Chair

Doreen Cato  
Peter Orser  
Debra Coates  
Randee Eddins  
Rick S. Bender

Executive Director

Stephen J. Norman

## **ADDRESS**

Housing Authority

600 Andover Park West  
Tukwila, WA 98188  
(206) 574-1100

## **Audit Areas Examined**

### **King County Housing Authority July 1, 2002 through June 30, 2003**

In keeping with general auditing practices, we do not examine every portion of the King County Housing Authority's financial activities during each audit. The areas examined were those representing the highest risk of noncompliance, misappropriation or misuse. Other areas are audited on a rotating basis over the course of several years. The following areas of the Housing Authority were examined during this audit period:

#### **ACCOUNTABILITY FOR PUBLIC RESOURCES**

We evaluated the Housing Authority's accountability in the following areas:

- Cash receipting
- Purchasing, expenditures and cash disbursements
- Small and attractive equipment
- Payroll
- Rental unit vacancies

#### **LEGAL COMPLIANCE**

We audited the following areas for compliance with certain applicable state and local laws and regulations:

- Deposit and investment of public funds
- Ethics/conflict of interest laws
- Open Public Meetings Act
- Public records retention
- Vehicle marking requirements
- General insurance coverage
- Long-term debt covenants
- Contracting requirements
- Competitive bid law compliance
- Selection of architectural/engineering services
- Public works contracts and prevailing wages

#### **FEDERAL PROGRAMS**

We evaluated internal controls and tested compliance with federal program requirements, as applicable, for the Housing Authority's major federal programs, which are listed in the Federal Summary section of the financial statement and single audit report.

#### **FINANCIAL**

Our opinion on the Housing Authority's financial statements is provided in a separate report. That report includes the Housing Authority's financial statements and other required financial information. We examined the financial activity and balances of the Housing Authority including:

- Cash and investments
- Revenues/receivables
- Expenses/liabilities
- Long-term debt
- Capital assets
- Net assets/equity
- Overall presentation of the financial statements
- Note disclosure

# **Schedule of Audit Findings**

## **King County Housing Authority July 1, 2002 through June 30, 2003**

- 1. Public funds were misappropriated from two of the Housing Authority's mobile home parks and accounting records were falsified.**

### **Background**

On August 19, 2003, the Asset Manager notified our Office that the Site Manager for its mobile home complexes at Tall Cedars, Vantage Glen and Rainier View misappropriated public funds from the Housing Authority. The Housing Authority became aware of irregularities in the accounts for two tenants at these locations by at least July 15, 2003. However, it did not immediately notify us about this loss as required by state law (RCW 43.09.185).

During an interview on August 19, 2003, the Site Manager stated she misappropriated rental and deposit fees from the Housing Authority during the prior 12 to 18 months. She then provided a list of the accounts that were affected and signed a statement acknowledging responsibility for the missing funds. The Housing Authority immediately placed the Site Manager on administrative leave, and then terminated her employment on August 22, 2003. The Housing Authority subsequently filed a report with the City of Auburn Police Department.

The Housing Authority then completed its investigation of this loss. During our audit, we reviewed the Housing Authority's investigation and agreed with its findings and conclusions.

### **Description of Condition**

We found that the former Site Manager misappropriated at least \$9,540.26 in public funds from the Housing Authority between January 8, 2001, and August 22, 2003. In addition, the Housing Authority was unable to determine who was responsible for an additional \$21,534.29 in losses from April 14, 1997, through August 22, 2003. Accounting records were falsified in an attempt to conceal these losses from Housing Authority managers. There were no federal funds involved in this case. These funds were misappropriated as follows:

The Housing Authority incurred revenue losses from tenant payments for deposit, rent, and utility fees at the Vantage Glen and Tall Cedars mobile home parks. While Housing Authority policies require tenants to send all payments directly to its main office, the former Site Manager instructed certain tenants to make all payments directly to her. These missing tenant payments were concealed by failing to notify the Housing Authority of new tenants, by falsely reporting an occupied property as vacant, and by reporting that a false repayment agreement had been negotiated with the tenant for any past due balance.

During its investigation, the Housing Authority obtained receipts from certain tenants to document the amounts the tenants paid directly to the former Site Manager. It then verified that these payments had never been forwarded to the main office for deposit as required. For other tenants, the Housing Authority obtained bank records to document the amount of tenant payments in the form of checks, money orders and traveler's checks that the former Site Manager deposited into her personal bank account. We concur with these loss determinations. The schedule below summarizes the losses attributable to the former Site Manager:

Description	Amount
Receipt signed by former site manager, but funds were never forwarded to the main office.	\$6,170.26
Checks, money orders, and traveler's checks deposited in former site manager's personal bank account.	<u>\$3,370.00</u>
Total Losses	<u>\$9,540.26</u> =====

### Cause of Condition

The former Site Manager circumvented the Housing Authority's internal controls over cash receipts and its property management policies and procedures. These policies specifically state the following:

- Tenant payments cannot be receipted by the Site Manager.
- Tenant payments cannot be paid in cash.
- The Housing Authority must be promptly notified when tenant changes occur.
- Past due repayment agreements must be documented in writing and signed by the tenant.

However, the Housing Authority also did not appropriately monitor the former Site Manager's work or its tenant accounts at the two mobile home parks where these losses occurred. For example, it did not promptly identify or follow up on at least the following:

- Customers who had significant delinquent account balances.
- Mobile home lots were vacant for significant periods of time.
- A significant drop in revenue for tenant deposit, rent and utility fees.

### Effect of Condition

Inadequate internal controls increase the risk that public funds may be misappropriated and impair the Housing Authority's ability to prevent or detect errors or irregularities in a timely manner, if at all. In this case, the condition allowed the former Site Manager to misappropriate at least \$9,540.26 in public funds from tenant payments for deposit, rent and utility fees due to the Housing Authority. Because of the lack of internal controls over these revenue sources, the Housing Authority was unable to determine who was responsible for an additional \$21,534.29 in losses. As a result, the Housing Authority could not use these funds for other legitimate public purposes.

### Recommendations

We refer this matter to the King County Prosecuting Attorney for any action deemed appropriate.

We recommend the Housing Authority seek recovery of the misappropriated \$9,540.26 and related audit/investigation costs of \$927.18 from the former Site Manager and/or its insurance bonding company, as appropriate. We also recommend the Housing Authority seek recovery of the additional losses of \$21,534.29 and audit/investigation costs of \$2,092 from its insurance bonding company. Any compromise or settlement of this claim must be approved in writing by the Attorney General and the State Auditor's Office, as directed in RCW 43.09.260.

Bond coverage for Housing Authority employees is as follows:

- Insurance Company: Housing Authorities Risk Retention Pool
- Policy Type: General Liability including Fidelity & Crime, Property, Errors & Omissions
- Policy Number: 008 PLEF
- Amount of Coverage: \$500,000 per occurrence (less deductible provision of \$1,000)
- Coverage Period: 3/1/2002 – 3/1/2003 and 3/1/2003 – 3/1/2004

We also recommend the Housing Authority:

- Establish effective internal controls over tenant payments at its mobile home complexes designed to appropriately monitor the work of its Site Managers and ensure the protection of public assets.
- Promptly notify the State Auditor's Office of any suspected or known loss of public funds.

### Authority's Response

*The Authority acknowledges that, although internal controls were in place to prevent a loss such as that described in the Home Ownership Program, there was a lack of sufficient oversight over the site manager in question. The Senior Asset Manager had brought her concerns to the home ownership program manager, but did not independently verify what he represented as the cause of the problems. Both the employee who misappropriated the funds and the program manager who directly oversaw the program have been terminated from Authority employment. The Authority will be more diligent in reviewing property statistics, including rent delinquencies, vacancies and other fees in the future.*

*With regard to failing to report the loss on a timely basis to the State Auditor's Office, the Authority disagrees with this finding. We became aware of possible irregularities in July 2003; however, there were explanations other than fraud which needed to be ruled out prior to determining that a loss of public funds had taken place. The Authority conducted its own analysis of the situation. Once our suspicions concerning the loss were confirmed in early August 2003, we contacted the State Auditor's Office immediately as required by RCW 43.09.185.*

### Auditor's Remarks

We appreciate the Housing Authority's response to our finding and its commitment to improving internal controls over public resources. We also thank Housing Authority staff and management for their cooperation and assistance during this audit.

### Applicable Laws and Regulations

RCW 43.09.185 Loss of public funds—Illegal activity—Report to State Auditor's Office.

State agencies and local governments shall immediately report to the State Auditor's Office known or suspected loss of public funds or assets or other illegal activity.



**Washington State Auditor's Office**  
**Report on Financial Statements and Federal Single Audit**

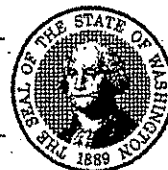
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**Housing Authority of the County of King  
(King County Housing Authority)**

Audit Period  
July 1, 2002 through June 30, 2003

Report No. 66310

Issue Date  
March 19, 2004



Washington  
***State Auditor***  
Brian Sonntag



**Washington State Auditor**  
**Brian Sonntag**

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March 19, 2004

Board of Commissioners  
King County Housing Authority  
Tukwila, Washington

***Report on Financial Statements and Federal Single Audit***

Please find attached our report on King County Housing Authority's financial statements and compliance with federal laws and regulations.

We are issuing this report now in order to provide information on the Housing Authority's financial condition.

In addition to this work, we look at other areas of our audit clients' operations for compliance with state laws and regulations. The results of that review will be included in our regular audit report, which will be issued separately.

Sincerely,

**BRIAN SONNTAG, CGFM**  
STATE AUDITOR

# Table of Contents

## King County Housing Authority July 1, 2002 through June 30, 2003

Federal Summary.....	1
Schedule of Federal Audit Findings .....	2
Status of Prior Federal Findings.....	4
Independent Auditor's Report on Compliance and Internal Control over Financial Reporting in Accordance with Government Auditing Standards .....	5
Independent Auditor's Report on Compliance with Requirements Applicable to each Major Program and Internal Control over Compliance in Accordance with OMB Circular A-133 .....	7
Independent Auditor's Report on Financial Statements.....	9
Basic Financial Statements .....	11

## **Federal Summary**

### **King County Housing Authority July 1, 2002 through June 30, 2003**

The results of our audit of King County Housing Authority are summarized below in accordance with U.S. Office of Management and Budget Circular A-133.

- We issued an unqualified opinion on the Housing Authority's financial statements.
- We noted no instances of noncompliance that were material to the financial statements of the Housing Authority.
- We noted significant deficiencies in the design or operation of internal control over major federal programs that we consider to be reportable conditions. We consider Finding 1 to be a material weakness.
- We issued a qualified opinion on the Housing Authority's compliance with requirements applicable to its major federal programs.
- We reported a finding which is required to be disclosed under OMB Circular A-133.
- The dollar threshold used to distinguish between Type A and Type B programs, as prescribed by OMB Circular A-133, was \$2,165,796.
- The Housing Authority did not qualify as a low-risk auditee under OMB Circular A-133.
- The following were major programs during the period under audit:

CFDA No.    Program Title

10.415	Rural Rental Housing Loans
14.850	Public and Indian Housing
14.866	HOPE VI
14.871	Housing Choice Vouchers
14.872	Public Housing Capital Fund Program

files prior to contract award to make sure that these required forms are completed. These two forms are the only ones prescribed by HUD as certifications by contractors. Form 53.69-C was filed as part of the three contracts in question. The Housing Authority thought in doing so it was meeting all Federal requirements for certifications regarding potential debarments of non-construction contractors. The State Auditor's Office has found, however, that the HUD forms utilized did not adequately fulfill Federal procurement requirements.

Effective November 2003, the government wide suspension and debarment Common Rule changed. The new rule eliminates the requirement for Federal agencies and program participants to obtain written certifications from awardees or persons with whom they propose to enter into covered transactions. Agencies now have the flexibility to use other means of verifying debarment status including use of the List of Parties Excluded from Federal Procurement or Non-procurement Programs (the List) issued by GSA. The Housing Authority has now begun routinely checking the List for all construction and non-construction contracts whose value exceeds the revised Federal threshold of \$25,000.

### **Auditor's Remarks**

We thank Housing Authority officials for the assistance we received during the audit.

### **Applicable Laws and Regulations**

The OMB Circular A-133 Compliance Supplement, Part 3 – Compliance Requirements, Section I. - Procurement and Suspension and Debarment, reads:

Contractors receiving individual awards for \$100,000 or more and all subrecipients must certify that the organization and its principals are not suspended or debarred. The non-Federal entities may rely upon the certification unless it knows that the certification is erroneous. Non-Federal entities may, but are not required to, check for suspended and debarred parties which are listed in the List of Parties Excluded From Federal Procurement or Nonprocurement Programs, issued by the General Services Administration (GSA)...

Requirements for suspension and debarment are contained in the Federal agencies' codification of the governmentwide debarment and suspension common rule (see Appendix II for CFR cites) which implements Executive Orders 12549 and 12689, Debarment and Suspension, and the terms of the award.

# **Independent Auditor's Report on Compliance and Internal Control over Financial Reporting in Accordance with Government Auditing Standards**

**King County Housing Authority  
July 1, 2002 through June 30, 2003**

Board of Commissioners  
King County Housing Authority  
Tukwila, Washington

We have audited the basic financial statements of King County Housing Authority, King County, Washington, as of and for the year ended June 30, 2003, and have issued our report thereon dated January 16, 2004. We conducted our audit in accordance with governmental auditing standards generally accepted in the United States of America, issued by the Comptroller General of the United States.

## **COMPLIANCE**

As part of obtaining reasonable assurance about whether the Housing Authority's financial statements are free of material misstatements, we performed tests of the Housing Authority's compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. Our responsibility is to examine, on a test basis, evidence about the Housing Authority's compliance with those requirements and to make a reasonable effort to identify any instances of misfeasance, malfeasance or nonfeasance in office on the part of any public officer or employee and to report any such instance to the management of the Housing Authority and to the Attorney General. However, the objective of our audit of the financial statements was not to provide an opinion on overall compliance with these provisions. Accordingly, we do not express such an opinion.

The results of our tests disclosed no instances of material noncompliance that are required to be reported herein under *Government Auditing Standards*.

## **INTERNAL CONTROL OVER FINANCIAL REPORTING**

In planning and performing our audit, we considered the Housing Authority's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting.

Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving internal control over financial reporting and its operation that we consider to be material weaknesses.

# **Independent Auditor's Report on Compliance with Requirements Applicable to each Major Program and Internal Control over Compliance in Accordance with OMB Circular A-133**

King County Housing Authority  
July 1, 2002 through June 30, 2003

Board of Commissioners  
King County Housing Authority  
Tukwila, Washington

## **COMPLIANCE**

We have audited the compliance of King County Housing Authority, King County, Washington, with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to its major federal programs for the year ended June 30, 2003. The Housing Authority's major federal programs are identified in the Federal Summary. Compliance with the requirements of laws, regulations, contracts and grants applicable to its major federal programs is the responsibility of the Housing Authority's management. Our responsibility is to express an opinion on the Housing Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with governmental auditing standards in the United States of America, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Housing Authority's compliance with those requirements.

As described in Finding 1 in the accompanying Schedule of Federal Audit Findings, the Housing Authority did not comply with requirements regarding debarred party certifications that are applicable to the Hope VI Program Grant (CFDA 14.866). Compliance with these requirements is necessary, in our opinion, for the Housing Authority to comply with requirements applicable to that program.

In our opinion, except for the noncompliance described in the preceding paragraph, the Housing Authority complied, in all material respects, with the requirements referred to above that are applicable to its major federal programs for the year ended June 30, 2003.

In addition, we noted certain matters involving immaterial noncompliance that we have reported to the management of the Housing Authority in a separate letter dated January 16, 2004.

## **INTERNAL CONTROL OVER COMPLIANCE**

The management of the Housing Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to

# **Independent Auditor's Report on Financial Statements**

**King County Housing Authority**  
**July 1, 2002 through June 30, 2003**

Board of Commissioners  
King County Housing Authority  
Tukwila, Washington

We have audited the accompanying basic financial statements of King County Housing Authority, King County, Washington, as of and for the year ended June 30, 2003, as listed on page 11. These financial statements are the responsibility of the Housing Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the component units of King County Housing Authority, which statements reflect total assets and revenues constituting 29 percent and 11 percent respectively, of total Housing Authority assets and revenues. The statements for the component units were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for King County Housing Authority, is based solely on the reports of the other auditors.

We conducted our financial audit in accordance with governmental auditing standards generally accepted in the United States of America, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, based on our audit and the report of the other auditors, the basic financial statements referred to above present fairly, in all material respects, the financial position of King County Housing Authority, as of June 30, 2003, and the changes in financial position and cash flows, where applicable, thereof, for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

As described in Note 1, during the year ended June 30, 2003, the Housing Authority implemented Governmental Accounting Standard's Board Statement 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*, Statement 37, *Basic Financial Statements - and Management's Discussion and Analysis for State and Local Governments*, Omnibus, and Statement 38, *Certain Financial Statement Note Disclosures*.

In accordance with *Government Auditing Standards* in the United States of America, we will issue our report on our consideration of the Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

The management's discussion and analysis information on pages 12 through 18 is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.



# **Basic Financial Statements**

King County Housing Authority  
July 1, 2002 through June 30, 2003

## **REQUIRED SUPPLEMENTAL INFORMATION**

Management's Discussion and Analysis – 2003

## **BASIC FINANCIAL STATEMENTS**

Statement of Net Assets – 2003  
Statement of Revenues, Expenses and Changes in Net – 2003  
Statement of Cash Flows – 2003  
Notes to Financial Statements – 2003

## **OTHER SUPPLEMENTAL INFORMATION**

### Pooled Housing Refunding Revenue Bonds, Series 1995A and Pooled Housing Revenue Bonds, Series 1996A

Statement of Net Assets – Proprietary Fund – 2003  
Statement of Revenues, Expenses and Changes in Net Assets – Proprietary Fund – 2003  
Statement of Cash Flows – Proprietary Fund – 2003  
Notes to Financial Statements – 2003

### Pooled Housing Refunding Revenue Bonds, Series 1998A

Statement of Net Assets – Proprietary Fund – 2003  
Statement of Revenues, Expenses and Changes in Net Assets – Proprietary Fund – 2003  
Statement of Cash Flows – Proprietary Fund – 2003  
Notes to Financial Statements – 2003

### Woodside East Apartments

Statement of Net Assets – Proprietary Fund – 2003  
Statement of Revenues, Expenses and Changes in Net Assets – Proprietary Fund – 2003  
Statement of Cash Flows – Proprietary Fund – 2003  
Notes to Financial Statements – 2003

Federal Data Schedule – Balance Sheet – 2003

Financial Data Schedule – Statement of Revenues and Expenses – 2003

Schedule of Expenditures of Federal Awards – 2003

Schedule of Expenditures of State and Local Awards – 2003

## **OTHER UNAUDITED INFORMATION**

Property Listing – 2003

## **OVERVIEW OF THE FINANCIAL STATEMENTS**

As required under the new GASB 34 financial reporting standards, this annual report consists of three parts—*management's discussion and analysis* (this section), the *basic financial statements*, and *required supplementary information*. Financial reports that show comparative data for two years are not required for this first year of reporting, as the Authority did not restate its Fiscal Year 2002 financial statements. Comparative information will be provided in future years.

The following *basic financial statements* are included in this report:

- **Statement of Net Assets**—reports the Authority's current financial resources (short-term expendable resources) with capital assets and long-term debt obligations.
- **Statement of Revenues, Expenses and Changes in Fund Net Assets**—reports the operating and non-operating revenues, by major source along with operating and non-operating expenses and capital contributions.
- **Statement of Cash Flows**—reports the Authority's cash flows from operating, investing, capital and non-capital activities.

The statements identified above are followed by a section of required supplementary information that further explains and supports the information found in the financial statements.

## **FINANCIAL ANALYSIS OF THE AUTHORITY**

### **Statement of Net Assets:**

The *Statement of Net Assets* presents the assets, liabilities, and net assets of the Authority at the end of the fiscal year. The purpose of the statement is to provide a snapshot of the financial condition of the Authority at a certain point in time. Table A-1 presents the Authority's *Condensed Statement of Net Assets* for Fiscal Year 2003. Also shown is the sum of total liabilities and net assets, which equals total assets. Supplementary information is provided in the accompanying notes that further explain and support the data presented in table A1-1.

Total current assets for the fiscal year ended June 30, 2003 are reported at \$41.1 million, and are comprised of several categories. Included in total current assets are \$5.4 million in net accounts receivables, and \$22.3 million in cash and cash equivalents. \$2.9 million, or 53.7% of the \$5.4 net accounts receivables, are tied to HUD-related projects.

Total non-current assets for the fiscal year ended June 30, 2003 are reported at \$323.7 million, and include restricted cash and investments (\$28.3 million), capital assets shown net of accumulated depreciation (\$173.4 million), long-term receivables (\$118.4 million), and other non-current assets (\$3.5 million).

Total net assets increased by \$13.7 million during fiscal 2003 year from a beginning balance of \$129.7 million to end the year at \$143.4 million. Net assets represent the Authority's equity, a portion of which is restricted for certain uses.

**Authority's Condensed Statement of Revenues, Expenses, and Changes in Net Assets for Fiscal Year 2003.**

Revenues are classified as operating or non-operating. Table A-3 shows the sources of revenues for Fiscal Year 2003. Generally, operating revenues are dwell rent or other tenant charges. Operating revenues contributed 23% of the total revenues for Fiscal Year 2003. Non-operating revenues include HUD subsidies, which contributed 57% of the Authority's total revenues and other governmental grants, generally for capital purposes.

**Table A-2, Condensed Statement of Revenues, Expenses and Changes in Net Assets**

<b>Condensed Statement of Revenues, Expenses and Changes in Net Assets</b>		<b>FY 2003</b>
Operating Revenues	\$	31,342,159
Net nonoperating revenues		78,017,576
Total Revenues	\$	109,359,735
Operating Expenses	\$	95,557,060
Nonoperating Expenses		11,241,652
Total Expenses	\$	106,798,712
Excess or deficiency before Contributions	\$	2,561,023
Change in Net Assets	\$	13,680,787
Beginning Net Assets	\$	129,703,357
Ending Net Assets	\$	143,384,144

## CAPITAL ASSET AND DEBT ADMINISTRATION

During Fiscal Year 2003, KCHA invested more than \$13 million in capitalized property improvements and purchases. The King County Housing Authority is committed to the ongoing rehabilitation and modernization of its housing inventory. A ten-year Comprehensive Needs Assessment master plan was completed during the year, which identifies the life cycles and estimated replacement costs for all public housing developments. With over 83% of the Authority's public housing inventory being built or acquired before 1980, capital investment planning is especially important.

**Table A-5, Capital Assets for Fiscal Year 2003**

<b>Capital Assets</b>	<b>Fiscal Year 2003</b>
Land	63,076,867
Buildings and Improvements	180,829,383
Furniture, Equipment & Machinery	7,047,677
Work in progress	29,297,263
Total accumulated depreciation	(106,838,031)
<b>Net Capital Assets</b>	<b>\$173,413,159</b>

**Table A-6, Long-Term Debt**

<b>Long Term Debt</b>	<b>Fiscal Year 2003</b>
Long-term, net of current-capital projects	195,088,692
Other	2,250,473
<b>Total bonds &amp; notes payable</b>	<b>\$197,339,165</b>

The Authority has issued various forms of debt for the purpose of acquiring and rehabilitating projects located throughout King County. At fiscal year-end, the Authority has over \$197 million in net long-term bonds and notes outstanding as shown in table A-6. More detailed information about KCHA's debt is presented in the notes to the financial statements.

HOUSING AUTHORITY OF THE COUNTY OF KING  
STATEMENT OF NET ASSETS  
Proprietary Fund and Component Units  
As of June 30, 2003

	<u>AUTHORITY</u>	<u>COMPONENT UNITS</u>
ASSETS:		
CURRENT ASSETS:		
Cash and cash equivalents	\$ 22,258,004	\$ 1,264,889
Receivables, net	5,404,360	151,833
Notes and direct financing leases	9,091,779	-
Investments	3,065,160	436,709
Other current assets	1,268,208	450,724
Total current assets	<u>41,087,510</u>	<u>2,304,155</u>
NONCURRENT ASSETS:		
Restricted cash and equivalents	2,269,513	2,827,558
Restricted investments	26,076,901	6,233,342
Land, buildings and equipment, net	173,413,159	134,275,694
Notes and financing leases	118,423,258	-
Other noncurrent assets	3,482,630	1,486,622
Total noncurrent assets	<u>323,665,461</u>	<u>144,823,216</u>
TOTAL ASSETS	<u>\$ 364,752,972</u>	<u>\$ 147,127,372</u>
LIABILITIES and NET ASSETS:		
CURRENT LIABILITIES:		
Current portion of long term debt	\$ 15,111,526	\$ 1,342,950
Other current liabilities	8,918,136	5,034,636
Total current liabilities	<u>24,029,663</u>	<u>6,377,586</u>
LONG-TERM LIABILITIES:		
Long-term debt, net of current	195,088,692	118,595,586
Other noncurrent liabilities	2,250,473	-
Total long term liabilities	<u>197,339,165</u>	<u>118,595,586</u>
TOTAL LIABILITIES	<u>221,368,828</u>	<u>124,973,172</u>
NET ASSETS:		
Invested in capital assets, net of related debt	89,904,329	14,337,158
Restricted net assets	25,116,984	5,037,139
Unrestricted net assets	28,362,830	2,779,902
TOTAL NET ASSETS	<u>143,384,143</u>	<u>22,154,199</u>
TOTAL LIABILITIES and NET ASSETS	<u>\$ 364,752,972</u>	<u>\$ 147,127,372</u>

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE COUNTY OF KING  
STATEMENT OF CASH FLOWS  
Proprietary Fund and Component Units  
As of June 30, 2003

	AUTHORITY	COMPONENT UNITS
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Receipts from tenants	\$ 28,834,139	\$ 13,424,625
Payments to employees	(14,601,295)	(1,378,305)
Payments to suppliers of goods and services	(21,458,567)	(7,385,071)
Payments to landlords	(48,825,588)	-
Payment of benefits on behalf of employees	(3,937,289)	(268,942)
Other receipts	3,438,386	446,068
Net cash provided by operating activities	(56,550,214)	4,838,375
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Receipts from HUD	66,550,028	-
Receipts from other governments	2,950,426	-
Net cash provided by noncapital financing activities	69,500,453	-
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>		
Proceeds from capital debt	30,317,529	11,632,895
Capital contributions	11,119,764	4,117,436
Purchases of capital assets	(13,068,673)	(8,456,231)
Principal paid on capital debt	(19,843,658)	(6,681,213)
Interest paid on capital debt	(11,110,058)	(4,815,445)
Other receipts (payments)	196,583	(623,961)
Net cash (used) by capital and related financing activities	(2,388,511)	(4,826,519)
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Net purchases of investments	(1,736,980)	(240,426)
Investment in notes and financing leases	(12,666,066)	-
Payments received on notes and financing leases	1,072,961	-
Investment income -- notes and financing leases	5,734,795	-
Investment income -- other	1,928,967	249,594
Other receipts (payments)	(214,580)	(111,461)
Net cash provided by investing activities	(5,880,903)	(102,293)
NET INCREASE IN CASH AND CASH EQUIVALENTS	4,680,825	(90,438)
Cash and cash equivalents -- beginning of the year	19,846,692	4,182,884
Cash and cash equivalents -- end of the year	\$ 24,527,517	\$ 4,092,447
<b>Reconciliation of operating income (loss) to net cash provided (used) by operating activities:</b>		
Operating income	(64,214,901)	2,525,575
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation expense	6,510,645	3,727,513
Change in assets and liabilities:		
Receivables, net	(94,047)	(68,291)
Inventories and other	41,881	(421,926)
Accounts and other payables	394,563	(1,310,596)
Other current liabilities	811,645	386,100
Net cash provided by operating activities	\$ (56,550,214)	\$ 4,838,375

The accompanying notes are an integral part of these financial statements.

housing with the use of a housing voucher. Generally the participant pays no more than 30% of income towards rent and the Authority pays the remainder. The Authority targets this program to the elderly, disabled households and families that are homeless or at the risk of homelessness. Program participants average 15% of area median income.

*Project Based Section 8 Housing* The Authority owns seven developments with 440 units subsidized under the Section 8 program. Under this program, subsidies attach to qualifying housing units rather than to qualifying individuals or families. The Authority built three of these projects under the Section 8 New Construction program. The Authority purchased the other four projects under the Preservation Program to prevent loss of affordability upon their sale by private owners.

#### UNASSISTED LOCALLY FINANCED HOUSING PROGRAMS

*Tax-Exempt Bond Financed*-The Authority has acquired 13 apartment complexes totaling 2,113 units through the issuance of tax-exempt bonds. These properties receive no operating subsidy from the Federal government or any other State or local source. The Authority acquired the properties in order to place selected housing developments within the public domain so that rents could be maintained as low as possible over time. Typically these units have a broad mix of residents with the majority having income below 80% of area median.

*Homeownership*-The Authority owns three mobile home parks located in South King County. Under this program, the residents own their manufactured homes and pay rent to the Authority for the land on which the home sits.

*Tax Credit Partnerships*-In 1994, the Authority began partnering with others to acquire and develop additional affordable housing through the tax credit program (see Note 7). The Authority is general partner in twelve partnerships representing fourteen housing complexes comprising 1,898 units.

*Non-Profit Agreements*-During the 1980's, the Authority acquired an inventory of sixteen different housing developments comprising 303 units of housing. The projects are leased to non-profit service providers who manage the housing for the benefit of the economically disadvantaged, developmentally disabled, transitional, homeless and other groups who have traditionally experienced barriers in finding housing.

#### OTHER PROGRAMS

*Housing Repair and Weatherization.* -- The Authority receives federal and state money to provide housing rehabilitation loans and weatherization grants to low-income homeowners and renters. The Authority has been administering these types of programs since 1975. In 2002, the Authority assisted over 600 families in repairing or weatherizing their homes.

*Human Service Programs* -- The Authority serves a wide variety of people with special needs such as the elderly, the physically and developmentally disabled, the homeless, and the mentally ill. The Authority works in partnership with nearly 20 different agencies that provide human services and job training programs focused on residents in the Authority's developments. For example, the Authority has established Head Start schools at two of its sites, and has a Boys and Girls Club at another. Counseling, educational, recreational and nutrition services are provided by community-based organizations like the YWCA. These contracted services are largely funded using federal grants which the Authority receives in a competitive process for periods of one to three years.

The Authority serves as general partner in several partnerships (see Note 6). These partnerships constitute "component units" of the Authority as defined by GASB Statement 14 because they are separate legal entities and subject to the Authority's "will" and "financial accountability". GASB defines

*d) USE OF ESTIMATES*

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of income and expenses during the reporting period. Actual results could differ from those estimates.

*e) REVENUES AND EXPENSES*

The basis for recognition of revenues and expenses is the accrual basis of accounting. Revenues are recorded when earned. Expenses are recorded when incurred. Revenue from operating grants is classified as operating revenue. Revenue from capital grants is classified as nonoperating revenue.

*f) CASH AND INVESTMENTS*

Cash consists of FDIC insurable deposits with original maturities of less than three months. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash. Investments include deposits with original maturities exceeding three months, securities and other assets that are held primarily for the purpose of obtaining income or profit. All bond reserves and restricted other reserves are reported as investments.

*g) INVENTORIES*

Inventory consists of supplies purchased primarily for use in maintenance of the rental units. The perpetual method is used to account for inventory. As such, purchases are recorded into the inventory account and, as items are used, the inventory account is reduced and the expense account is charged. Periodically throughout the year, physical counts are taken of all supplies on hand and the inventory records are adjusted. The weighted average method is used to value the inventory.

*h) CAPITAL ASSETS*

Capital assets are recorded at historical cost in the land, structures, and equipment accounts and at appraised fair market value at date of receipt if contributed. The capitalization threshold is \$5,000. Capital assets are depreciated using the straight-line method with depreciation commencing in the acquisition year and ceasing in the disposal year. Maintenance and repairs are charged to expense when incurred. Management reviews land, structures, and equipment for possible impairment whenever events or circumstances indicate the carrying amount of an asset may not be recoverable. If there is an indication of impairment, management prepares an estimate of future cash flows expected to result from the use of the asset and its eventual disposition. If these cash flows are less than the carrying amount of the asset, an impairment loss is recognized to write down the asset to its estimated fair value. Preparation of estimated expected future cash flows is inherently subjective and is based on management's best estimate of assumptions concerning expected future conditions.

Estimated useful lives and the components of land, structures and equipment at June 30 are as follows. Building improvements are included with the carrying amount of buildings and are depreciated

	Estimated Useful Lives	Beginning Balance	Additions	Disposals, Transfers	Ending Balance
Land	not depreciated	\$ 63,057,617	\$ 5,000	\$ 14,250	\$ 63,076,867
Buildings and improvements	27-45 years	180,404,248	442,578	(17,444)	180,829,383
Personal property	3-10 years	6,978,409	256,702	(187,435)	7,047,677
Construction-in-progress	not depreciated	+ 17,395,843	11,901,420	-	29,297,263
Total Capital Assets		267,836,117	12,605,701	(190,629)	280,251,189
Accumulated depreciation		100,531,804	6,510,645	(204,418)	106,838,031
NET CAPITAL ASSETS		\$ 167,304,313	\$ 6,095,056	\$ 13,789	\$ 173,413,159

+ Restated for certain reclassifications.



amortized costs if the remaining maturities of the debt securities are 90 days or less. As of June 30, 2003, the pool had an average days-to-maturity of 50 days. Because money market investments and participating interest earning contracts (that mature within one year or less of the date of their acquisition) and 2a7-like pools may be reported at amortized cost, it is the policy of the Authority to report these investments at cost, which approximates fair value. Government securities are reported at fair value.

Cash and investments are categorized as either (1) insured or registered, and held by the Authority or its agent in the Authority's name, (2) uninsured and unregistered, with securities held by the counter party's trust department or agent in the Authority's name, or (3) uninsured and unregistered, with securities held by the counter party, or by its trust department or agent but not in the Authority's name. As of June 30, 2003 all investments were held in category (1) or are not classified since the investments are not evidenced by securities that exist in physical or book entry form.

Certain cash deposits and investments are classified as restricted assets if their use for general operating purposes is legally or contractually prohibited. Restricted cash and investments held by the Authority include tenant security deposits, debt service reserves and reserves held for future capital improvements on properties owned by the Authority.

Cash deposits and investments at June 30 are categorized as follows.

	Unrestricted	Restricted	Total
<b>CASH AND CASH EQUIVALENTS:</b>			
Category 1:			
Depository accounts	\$ 3,023,987	\$ 732,888	\$ 3,756,875
Municipal Investors Account	1,524,992	636,513	2,161,506
Investment contract	2,942,658	-	2,942,658
Uncategorized:			
Cash on hand	6,650	-	6,650
Washington State Local Government Investment Pool	14,759,717	900,112	15,659,828
Total Cash and Cash Equivalents	22,258,004	2,269,513	24,527,517
<b>INVESTMENTS:</b>			
Category 1:			
U.S. Government securities	-	3,777,276	3,777,276
Repurchase agreements	1,788,880	16,010,895	17,799,776
Certificates of deposit	-	836,529	836,529
Uncategorized:			
U.S. Treasury Money Market	1,276,279	5,452,201	6,728,480
Total Investments	3,065,159	26,076,901	29,142,061
<b>TOTAL CASH AND INVESTMENTS</b>	<b>\$ 25,323,164</b>	<b>\$ 28,346,414</b>	<b>\$ 53,669,578</b>

### NOTE 3 - NOTES AND FINANCING LEASES RECEIVABLE

The notes and financing leases held by the Authority are primarily the result of the Authority's transactions with the tax credit partnerships. The notes were issued for fees earned by the Authority from developing the rental properties and for funds advanced to the partnerships to purchase and rehabilitate the properties. The notes earn interest at varying rates up 8.5% per annum. The financing leases were acquired when the Authority executed "in-substance" purchases of rental properties then transferred

The maturity schedule for notes receivable is as follows:

<i>FISCAL YEAR</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
2004	\$ 4,620,000	\$ 1,035,659	\$ 5,655,659
2005	381,000	1,015,183	1,396,183
2006	406,000	993,089	1,399,089
2007	431,000	968,658	1,399,658
2008	451,000	941,790	1,392,790
2009-2013	10,422,679	4,236,783	14,659,462
2014-2018	4,870,080	3,064,036	7,934,115
2019-2023	4,729,030	1,895,924	6,624,954
2024-2028	2,894,353	535,145	3,429,498
2029-2033	206,478	311,244	517,722
2034-2038	7,350	2,856	10,205
2039-2043	23,732,725	2,481	23,735,205
2044-2048	7,487	2,087	9,574
2049-2053	37,462	1,673	39,134
TOTAL	53,196,643	15,006,606	68,203,249
Notes with no stated repayment schedule	23,192,964		23,192,964
Unamortized original issue discount	(174,552)		(174,552)
NOTES RECEIVABLE	<u>\$ 76,215,056</u>	<u>\$ 15,006,606</u>	<u>\$ 91,221,661</u>

#### NOTE 4 - LONG TERM DEBT OBLIGATIONS

The Authority has issued various forms of debt for the purpose of acquiring and rehabilitating projects located throughout King County. The debt is secured by revenue pledges and deeds of trust on property and equipment.

Debt additions this fiscal year comprise a \$4,229,563 bond anticipation note for the purchase and rehabilitation of the Cones Apartment complex, a \$1,436,873 line of credit addition for the KCHA-Southwood Square Limited Partnership, a \$1,597,392 line of credit addition for Overlake Station Limited Partnership, a \$18,000,000 revenue bond issuance for the Landmark Apartments to retire the bond anticipation note and finance continuing rehabilitation, and \$4,553,701 representing \$3,960,000 in outstanding revenue bonds and a \$593,701 note payable to the city of Bellevue for Park Villa, LLC to acquire and rehabilitate the Eastwood Square Apartments.

The debt maturity schedule follows:

<i>FISCAL YEAR</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
2004	\$ 15,111,527	\$ 8,672,680	\$ 23,784,207
2005	3,969,090	8,444,386	12,413,476
2006	3,788,840	8,201,930	11,990,770
2007	3,550,047	7,999,610	11,549,656
2008	3,759,872	7,796,393	11,556,265
2009-2013	35,725,129	34,729,804	70,454,933
2014-2018	25,954,685	26,622,393	52,577,078
2019-2023	32,207,537	18,100,803	50,308,340
2024-2028	32,062,325	7,656,587	39,718,913
2029-2033	8,863,546	1,633,488	10,497,034
2034-2038	1,350,337	432,065	1,782,402
2039-2043	43,044,223	83,940	43,128,162
2044-2048	43,509	9,912	53,421
2049-2053	169,998	7,945	177,942
<b>TOTAL</b>	<b>209,600,665</b>	<b>130,391,935</b>	<b>339,992,600</b>
Debt with no stated repayment schedule:	4,304,849		4,304,849
<b>OUTSTANDING DEBT</b>	<b>213,905,514</b>	<b>130,391,935</b>	<b>344,297,449</b>
Unamortized original issue discount	(983,666)		\$ (983,666)
Unamortized deferred defeasance	(2,721,631)		\$ (2,721,631)
<b>NET LONG-TERM DEBT</b>	<b>\$ 210,200,217</b>	<b>\$ 130,391,935</b>	<b>\$ 340,592,152</b>
Current portion	(15,111,527)		
Long-term portion	<u>\$ 195,088,690</u>		

#### NOTE 5-DEMAND BONDS

The Authority has \$46.5 million in outstanding variable rate demand bonds on two separate projects: Landmark Apartments (\$18.5 million) and The Village at Overlake Station (\$28 million). The bonds for each have the following common characteristics:

- A Letter of Credit (LOC) has been issued by Bank of America Securities, equal to the amount outstanding of the bonds plus one interest payment, priced at .40% and .20% of the facility for Landmark and Overlake respectively.
- The LOC is intended to not only to provide security to bondholders, but also to pay periodic interest payments for which the Authority regularly reimburses the Bank.
- The Bank acts as remarketing agent, reselling at market rates any bonds sold by bondholders. It has committed to repurchasing bonds for its own portfolio if the bonds cannot be resold on the open market.
- Interest rates are recalculated weekly, based on the rate at which bonds can be remarketed.
- The bonds are subject to an annual remarketing fee of .125% of the outstanding amount of the bonds or \$5,000 whichever is greater.
- Underlying credit for the bonds is the revenues produced by the respective properties.

retirements prior to 65 are actuarially reduced. There is no cap on years of service credit and a cost-of-living allowance is granted, capped at three percent annually.

Plan III members may retire at the age of 65 with at least 10 years of service, or at 55 with 20 years of service including one year of service after reaching age 55, or 5 years of service under Plan II. The annual retirement benefit is 1 percent of the final average salary per year of service. Final average salary is based on the 60 consecutive highest paid creditable months. Plan III retirements prior to age 65 are actuarially reduced. There is no cap on years of service credit and a cost-of-living allowance is granted, capped at 3 percent annually. There is also a defined contribution component of this plan and the contribution amount varies between 5 percent and 15 percent depending on option chosen by the employee.

#### (b) FUNDING POLICY

Each biennium the state Pension Funding Council adopts Plan I and Plan III employer contribution rates and Plan II employer and employee contribution rates. Employee contribution rates for Plan I are established by legislative statute at six percent and do not vary from year to year. Employer and employee contribution rates for Plan II and for Plan III are set by the director of the Department of Retirement Systems based on recommendation by the Office of State Actuary to continue to fully fund the Plan. All employers are required to contribute at the level established by state law. The methods used to determine the contribution rates are established under state statute in accordance with Chapters 41.40 and 41.45 RCW.

The required contribution rates expressed as a percentage of covered payrolls, as of December 31, 2003, were:

	Plan I	Plan II	Plan III
Employer	1.32%	1.32%	1.32%
Employee	6.00%	.65%	5% - 15%
Total	7.32%	1.97%	1.32% - 15%

The Authority made 100% of the required contributions for the years ending December 31 as follows:

	Plan I	Plan II	Plan III
2003	\$18,031	\$144,434	\$15,531
2002	\$ 20,725	\$ 165,627	N/A
2001	\$ 46,180	\$329,279	N/A

#### NOTE 7 - TAX CREDIT PARTNERSHIPS

The Authority currently is a general partner in the following tax credit partnerships: Cascadian (Bellevue), Woodridge (Riverton), Fairwood (Renton), Laurelwood (Federal Way), the Rural Preservation projects (Enumclaw and North Bend), Windsor Heights (Sea Tac), Heritage Park (Bothell), Colonial Gardens (Shoreline), Alpine Ridge (Bothell), Somerset Gardens (Bellevue), Overlake Station (Redmond), Southwood Square (Kent) and Cones (White Center). These projects serve 1,996 households.

The tax credit program is the result of Federal legislation which allows investors certain tax incentives for investing in low-income housing. Investors also are allowed to deduct any losses passed through to them from the partnerships. Under terms of the tax code, the buildings must continue to serve the targeted population for 15 years; the Authority has the option to purchase them at that time.

Typically, at the time of closing, the Authority will earn a developer's fee for its role in bringing the project to fruition. Developer fees are paid primarily from available cash flows and development

Summarized partnership information for the year ended December 31, 2002 is as follows:

Property Name Year Acquired	Cascadian 1994	Woodridge 1995	Fairwood 1995	Rural Housing 1997	Laurelwood Gardens 1997	Windsor Heights 1998
<b>NET ASSETS:</b>						
<b>ASSETS</b>						
Cash and investments	\$ 1,845,028	\$ 979,270	\$ 885,217	\$ 869,141	\$ 480,559	\$ 1,657,063
Receivables and prepaid expenses	83,320	115,733	14,714	39,500	36,295	133,944
Land, structures and equipment, net	8,565,505	5,326,461	5,943,785	5,705,154	5,001,739	18,289,620
Other assets	167,744	93,049	115,462	57,153	55,043	67,267
Total Assets	<u>\$ 10,661,597</u>	<u>\$ 6,514,513</u>	<u>\$ 6,959,178</u>	<u>\$ 6,670,948</u>	<u>\$ 5,573,636</u>	<u>\$ 20,147,894</u>
<b>LIABILITIES &amp; NET ASSETS</b>						
<b>Liabilities:</b>						
Current liabilities	780,706	608,930	399,713	377,965	301,782	807,809
Long-term liabilities	8,224,613	5,378,150	5,077,473	4,434,699	3,261,558	13,277,736
Net Assets	1,656,278	527,433	1,481,992	1,858,284	2,010,296	6,062,349
Total Liabilities and Net Assets	<u>\$ 10,661,597</u>	<u>\$ 6,514,513</u>	<u>\$ 6,959,178</u>	<u>\$ 6,670,948</u>	<u>\$ 5,573,636</u>	<u>\$ 20,147,894</u>
<b>REVENUE, EXPENSES AND CHANGE IN NET ASSETS</b>						
OPERATING REVENUES	\$ 1,798,480	\$ 1,333,656	\$ 1,239,541	\$ 703,233	\$ 659,340	\$ 2,114,585
<b>OPERATING EXPENSES:</b>						
Administrative	221,370	295,941	271,620	161,777	151,312	449,709
Operating and maintenance	644,184	501,286	490,623	253,452	259,554	711,711
Depreciation	224,195	250,247	187,063	236,242	224,032	569,914
Total Operating Expense	1,089,749	1,047,474	949,306	651,471	634,898	1,731,334
Operating Income	708,731	286,182	290,235	51,762	24,442	383,251
<b>NONOPERATING REVENUE (EXPENSE)</b>						
Investment income	34,431	23,863	30,995	10,241	10,968	30,210
Interest and other	(578,133)	(398,694)	(332,588)	(164,679)	(166,112)	(575,119)
Net nonoperating revenue (expense)	(543,702)	(374,831)	(301,593)	(154,438)	(155,144)	(544,909)
INCOME (LOSS)	\$ 165,029	\$ (88,649)	\$ (11,358)	\$ (102,676)	\$ (130,702)	\$ (161,658)
Partner contributions						
CHANGE IN NET ASSETS	165,029	(88,649)	(11,358)	(102,676)	(130,702)	(161,658)
Beginning Net Assets	1,491,249	616,082	1,493,350	1,960,959	2,140,998	5,556,372
Adjustment for accounting change						667,635
Restated Beginning Net Assets	1,491,249	616,082	1,493,350	1,960,959	2,140,998	6,224,007
ENDING NET ASSETS	<u>\$ 1,656,278</u>	<u>\$ 527,433</u>	<u>\$ 1,481,992</u>	<u>\$ 1,858,283</u>	<u>\$ 2,010,296</u>	<u>\$ 6,062,349</u>

## NOTE 8 – SUPPLEMENTAL FINANCIAL INFORMATION

Following are details of selected financial statement line items.

### ***Other Revenue:***

Construction fee, nonprofit organization	\$ 277,101
Portability administrative fee, other authorities	920,576
Development fees, tax credit properties	814,026
Management fees, tax credit properties	179,013
Other	508,173
Total other revenue	<u>2,698,888</u>

### ***Receivables:***

HUD, grants and programs	2,890,286
Other governments, grants	291,327
Tax credit partnership, various costs	370,165
Tenants, net of allowance	176,693
Accrued interest, notes and leases tax credit properties	1,411,448
Accrued interest, investments	65,238
Construction fee, nonprofit organization	180,915
Miscellaneous	18,287
Total receivables	<u>5,404,360</u>

### ***Other Current Assets:***

Prepaid expenses and other assets	573,046
Inventories	747,872
Inventory reserve for obsolescence	(145,655)
Assets held for sale	92,945
Total other current assets	<u>1,268,208</u>

### ***Other Noncurrent Assets:***

Unamortized bond issuance costs	1,966,826
Noncurrent interest receivable, tax credit properties	843,334
Investment in tax credit properties	586,205
Other	86,265
Total other noncurrent assets	<u>3,482,630</u>

### ***Other Current Liabilities:***

Accounts payable	756,994
Accrued wages and payroll taxes	672,844
Accrued compensated absences	1,039,305
Accrued interest, tax credit properties	1,183,784
Accrued interest, other properties	1,752,724
Interest due Hud, bond defeasance	314,436
Tenant security deposits	1,252,989
Prepaid rent	197,310
Contract retention	645,922
Interlocal agreement payable to city	373,542
Due to Hud and other housing authorities	226,904
Other	501,383
Total other current liabilities	<u>8,918,137</u>

### ***Other Noncurrent Liabilities:***

Family Self Sufficiency (FSS) escrow	636,513
Payment in lieu of taxes	373,142
Deferred revenue	1,238,965
Other	1,853
Total other noncurrent liabilities	<u>\$ 2,250,473</u>

## **NOTE 10 - RISK MANAGEMENT**

The Authority is exposed to all of the common perils associated with the ownership and rental of real estate property. A risk management program is currently in place to minimize loss occurrence and to transfer risk through various levels of insurance. All common perils relating to property, casualty, employee dishonesty and public officials' liability are covered by insurance, subject to appropriate deductibles. A housing authority insurance pool, Housing Authority Risk Retention Pool (HARRP), underwrites insurance for these perils. HARRP is an unincorporated association organized under the intergovernmental cooperation laws of the states of Washington, Oregon, California, Nevada, and Idaho to provide insurance to housing authorities only. HARRP uses forms equal to ISO forms in their coverage agreement. Commercial carriers insure all other common perils such as business auto, flood (where applicable), computer, construction bonds, and other miscellaneous policies. The amount of settlements has not exceeded insurance coverage for each year of the past three fiscal years.

The Authority's economic risk as a participant in HARRP is limited to the Authority's payment of annual premiums for its general liability insurance coverage. The Authority is not liable for any losses experienced by HARRP. The financial status of HARRP and all commercial carriers with which the Authority had policies during fiscal year ending, is viewed by the Authority as adequate to accept the risk transfer for coverages involved.

## **NOTE 11-OTHER RELATED PARTIES**

In September 2002 the Authority joined with Puget Sound Educational Services District (PSESD), Kent Youth and Family Services (KYFS) and the Center for Career Alternatives (CCA) in the formation of Building Better Futures (BBF), a 501 (c)(3)-2 not-for-profit charitable organization. The purpose of BBF is to facilitate fund raising for the construction of two new community facilities at Springwood Apartments, a public housing complex owned by the Authority in Kent, WA. The total cost of the campaign is estimated to be \$6.8 million. The newly constructed buildings will provide services which benefit the four supported organizations, including Head Start classrooms, after school programs, job preparation and training and health care. The Authority has applied the provisions of GASB 39 "Determining Whether Certain Organizations are Component Units" and determined that while the funds raised by BBF benefit the Authority, they are not significant to it and thus BBF does not meet the criteria for inclusion as a component unit.

## **NOTE 12 - SUBSEQUENT EVENTS**

On September 8, 2003 the Authority and HUD executed a Moving to Work (MTW) contract, which is effective for a period of seven years. The Authority becomes one of approximately 30 housing authorities throughout the United States subject to MTW which is a Congressional initiative designed to give participants the flexibility to configure their Federally funded programs in ways that more effectively and efficiently respond to local needs. An immediate priority of the Authority is development of a streamlined program for project-basing Section 8 rental subsidies to enable the continued expansion of supportive and transitional housing networks for special needs and homeless populations and facilitate the development of replacement housing under the HOPE VI program.

On September 30, 2003 the Authority issued \$5,250,000 in Bond Anticipation Notes (BANs), the purpose of which was to finance needed renovations at Burien Park (102 units) and Northwood Apartments (34 units) located in Burien and Bothell, WA respectively. The BANs also provided a \$750 thousand project account for contingencies. The notes carry interest at a variable rate which was 1.67 % at

HOUSING AUTHORITY OF THE COUNTY OF KING  
Pooled Housing Refunding Revenue Bonds, Series 1995A and  
Pooled Housing Revenue Bonds, Series 1996A  
STATEMENT OF NET ASSETS

Proprietary Fund  
June 30, 2003

ASSETS

Current assets:

Cash and cash equivalents	\$ 629,592
Accounts receivable	112,823
Prepaid expenses and other	30,707
Total current assets	<u>773,123</u>

Restricted assets:

Cash; tenant security deposits	223,053
Investments:	
Bond reserves	11,753,876
Replacement reserves	585,097
Restricted assets	<u>12,562,026</u>

Capital assets, net	22,441,959
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Other assets	<u>524,829</u>
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Total Assets	<u><u>\$ 36,301,937</u></u>
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LIABILITIES AND NET ASSETS

Current liabilities:

Accounts payable and accrued liabilities	\$ 874,086
Accrued interest payable	721,515
Current portion of long-term debt	595,000
Total current liabilities	<u>2,190,601</u>

Tenants' security deposits	223,053
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Long-term debt, net:

Series 1995A Bonds	26,332,901
Series 1996A Bonds	3,092,877
Total Liabilities	<u>31,839,432</u>

Net Assets:

Invested in capital assets	(7,578,820)
Restricted	12,562,026
Unrestricted	(520,701)
Net Assets	<u>4,462,505</u>

Total Liabilities and Net Assets	<u><u>\$ 36,301,937</u></u>
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The accompanying notes are an integral part of these financial statements.



HOUSING AUTHORITY OF THE COUNTY OF KING  
Pooled Housing Refunding Revenue Bonds, Series 1995A and  
Pooled Housing Revenue Bonds, Series 1996A  
STATEMENT OF CASH FLOWS  
Proprietary Fund  
For the Year Ended June 30, 2003

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from tenants	\$6,798,302
Payments to suppliers	(3,169,834)
Payments to employees	(931,694)
Other receipts (payments)	(4,748)
Net cash provided by operating activities	<u>2,692,026</u>

CAPITAL AND RELATED FINANCING ACTIVITIES

Bond principal payments	(560,000)
Bond interest payments	(2,201,666)
Net cash used in capital and related financing activities	<u>(2,761,666)</u>

INVESTING ACTIVITIES

Net withdrawals from replacement reserves	632,853
Net deposits to other reserves	(1,176,725)
Investment income	719,333
Net cash provided by investing activities	<u>175,461</u>

Net increase in cash and cash equivalents 105,821

Cash and cash equivalents at beginning of year 746,824

Cash and cash equivalents at end of year \$ 852,645

Reconciliation of operating income (loss) to net cash provided (used) by operating activities:

Operating income (loss)	\$ 1,692,007
Adjustments to reconcile net income to net cash provided by (used in) operating activities:	
Depreciation	784,883
Amortization	21,753
Change in assets and liabilities:	
Increase in receivables and other current assets	(29,709)
Increase in accounts payable and accrued liabilities	223,092
Net cash provided by operating activities	<u>\$2,692,026</u>

The accompanying notes are an integral part of these financial statements.

(d) *ESTIMATES*

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

(e) *ECONOMIC CONCENTRATIONS*

With respect to the Fund, the Authority operates six properties located in King County, Washington. Changes in the economic or other conditions in that geographical area or the demand for housing could affect future operations.

(f) *CASH AND INVESTMENTS*

Cash consists of FDIC insurable deposits with original maturities of less than three months. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash. Investments include deposits with original maturities exceeding three months, securities and other assets that are held primarily for the purpose of obtaining income or profit. All bond reserves and restricted other reserves are reported as investments.

(g) *CAPITAL ASSETS*

Capital assets are recorded at cost. All buildings are estimated to have an economic life of 45 years, and are depreciated under the straight-line method over their estimated remaining useful lives from the time of their acquisition by the Authority. Personal property is depreciated over a 3 to 10 year period under the straight-line method. Capital assets consist of:

	Beginning Balance	Additions	Disposals, Transfers	Ending Balance
Land	\$ 8,199,851			\$ 81,99,851
Buildings & improvements	22,613,821			22,613,821
Personal property	597,871		(12,482)	585,388
Total	\$ 31,411,543		(12,482)	\$ 31,399,060
Accumulated depreciation	8,184,702	784,883	(12,482)	8,957,102
Net	\$ 23,226,841	(\$784,883)	\$ 0	\$ 22,441,960

(h) *COMPENSATED ABSENCES*

Regular Fund employees accrue sick leave and annual leave based on the number of years of service. The annual leave accumulated by employees represents a liability for future payment and is accrued in the year earned. Sick leave is not currently accrued and is payable only upon the eventual retirement of the employee. It is not considered material.

**NOTE 2 - CASH AND INVESTMENTS**

The Fund is restricted in its cash deposits and reserves to those allowed by the U.S. Department of Housing and Urban Development for federal funds and programs and to those allowed by RCW 35.82.070(6) for state and local funds. In general, deposits must be made with qualified financial institutions whose deposits are insured by the Federal Deposit Insurance Corporation (FDIC). Deposits that are in excess of the \$100,000 insured amount must be continuously and fully secured by the pledging or setting aside of identifiable U.S. Government securities as prescribed by HUD.

primary government of the State of Washington, issues a publicly available comprehensive annual financial report (CAFR) that includes financial statements and required supplementary information for each plan. The DRS CAFR may be obtained from the Department of Retirement Systems, Administrative Services Division, and P.O. BOX 48380, OLYMPIA, WA 98504-8380. The following disclosures are made pursuant to GASB Statement 27, *Accounting for Pensions by State and Local Government Employers*.

*(a) PLAN DESCRIPTION*

PERS is a cost-sharing multiple-employer defined benefit pension plan. Membership in the plan includes: elected officials; state employees; employees of the Supreme, Appeals, and Superior courts (other than judges in a judicial retirement system); employees of legislative committees; college and university employees not in national higher education retirement programs; judges of district and municipal courts; non-certificated employees of school districts; and employees of local government.

PERS contains three plans. Participants who joined the system by September 30, 1977, are Plan I members. Those joining thereafter are enrolled in Plan II or Plan III. Retirement benefits are financed from employee and employer contributions and investment earnings. Retirement benefits in both Plan I and Plan II are vested after completion of five years of eligible service. Retirement benefits in Plan III are vested after completion of ten years of eligible service.

Plan I members are eligible for retirement after 30 years of service, or at the age of 60 with five years of service, or at the age of 55 with 25 years of service. The annual pension is 2 percent of the final average compensation times the number of years of service, capped at 60 percent. The average final compensation is based on the greatest compensation during any 24 eligible consecutive compensation months. If qualified, after reaching age 66, a cost-of-living allowance is granted based on years of service credit and is capped at 3 percent annually.

Plan II members may retire at the age of 65 with five years of service, or at 55 with 20 years of service. The annual pension is 2 percent per year of service times the final average compensation. Plan II retirements prior to 65 are actuarially reduced. There is no cap on years of service credit and a cost-of-living allowance is granted, capped at three percent annually.

Plan III members may retire at the age of 65 with at least 10 years of service, or at 55 with 20 years of service including one year of service after reaching age 55, or 5 years of service under Plan II. The annual retirement benefit is 1 percent of the final average salary per year of service. Final average salary is based on the 60 consecutive highest paid creditable months. Plan III retirements prior to age 65 are actuarially reduced. There is no cap on years of service credit and a cost-of-living allowance is granted, capped at 3 percent annually. There is also a defined contribution component of this plan and the contribution amount varies between 5 percent and 15 percent depending on option chosen by the employee.

*(b) FUNDING POLICY*

Each biennium the state Pension Funding Council adopts Plan I and Plan III employer contribution rates and Plan II employer and employee contribution rates. Employee contribution rates for Plan I are established by legislative statute at six percent and do not vary from year to year. Employer and employee contribution rates for Plan II and for Plan III are set by the director of the Department of Retirement Systems based on recommendation by the Office of State Actuary to continue to fully fund the Plan. All employers are required to contribute at the level established by state law. The methods used to determine the contribution rates are established under state statute in accordance with Chapters 41.40 and 41.45 RCW.

The bond proceeds paid the cost of refunding all of the Authority's outstanding Revenue Bonds which had been previously issued to acquire the Projects. The purpose of the advanced refunding was to consolidate the issues, reduce the overall interest rate, allow for a longer maturity and permit cross collateralization of the Projects. The refunded bonds will be retired at the earliest possible call date and will be completely refunded by 2015.

#### Deferred Defeasance

GASB Statement No. 23 states that in an advanced refunding of debt, the difference between the reacquisition price of the new debt and the net carrying amount of the old debt be deferred and amortized as a component of interest expense, a non-cash transaction, in a systematic and rational manner over the original remaining life of the old debt or the new debt whichever is shorter. The advanced refunding resulted in a deferred defeasance loss of \$1,772,822 in March 1995. The deferred defeasance loss of \$1,495,596 as of June 30, 2003 is reported on the balance sheet as a reduction from the new debt liability. Amortization of deferred defeasance for the year was \$41,941 and is included in interest expense.

Deferred defeasance is amortized as follows:

FISCAL YEAR	DEFEASANCE AMORTIZATION
2004	\$ 45,808
2005	\$ 48,782
2006	\$ 52,946
2007	\$ 56,516
2008	\$ 60,680
2009-2013	\$447,667
2014-2018	\$445,585
2019-2022	\$337,612
TOTAL	\$1,495,596

#### Series 1996A Bonds

In August 1996, the Authority issued its Pooled Housing Refunding Revenue Bonds, Series 1996A consisting of 1996A Senior Bonds with principal amounts totaling \$2,645,000 and 1996A Subordinate Bonds with principal amounts of \$1,170,000 for a total issue of \$3,815,000. The outstanding bond balance at June 30 was \$3,110,000. The Authority is obligated to make all payments required under the Trust Indenture. The bonds mature in varying amounts through September 1, 2026 and have stated interest rates which vary from 4.1% to 7.20% per annum. The bonds were issued at a discount of \$36,751. The discount is amortized as interest expense over the life of the debt. The unamortized balance at June 30 was \$17,123 and is reported as a reduction to the outstanding bonds payable. The bonds are secured with a deed of trust on the Projects' rental property, equipment and net operating income.

HOUSING AUTHORITY OF THE COUNTY OF KING  
Pooled Housing Refunding Revenue Bonds, Series 1998A  
STATEMENT OF NET ASSETS  
Proprietary Fund  
June 30, 2003

ASSETS

Current assets:

Cash and cash equivalents	\$ 9,070,811
Accounts receivable	84,837
Materials inventory	23,609
Mobile home inventory	92,945
Investments	422,564
Prepaid expenses	16,009
Total current assets	<u>9,710,775</u>

Restricted assets:

Cash; tenant security deposits	277,023
Investments; bond reserves	3,287,099
Restricted cash and investments	<u>3,564,121</u>

Capital assets, net	25,072,963
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Other assets	<u>1,011,479</u>
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Total Assets	<u><u>\$ 39,359,338</u></u>
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LIABILITIES AND NET ASSETS

Current liabilities:

Accounts payable	\$ 110,114
Accrued interest payable	786,370
Deferred income	743,055
Current portion of bonds payable	615,000
Total current liabilities	<u>2,254,539</u>

Tenants' security deposits	277,023
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Long-term debt

Notes payable	492,157
Bonds payable, net	28,806,567
Total liabilities	<u>31,830,286</u>

Net Assets:

Invested in capital assets	(4,840,761)
Restricted	3,564,121
Unrestricted	8,805,691
Net Assets	<u>7,529,052</u>

Total Liabilities and Net Assets	<u><u>\$ 39,359,338</u></u>
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The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE COUNTY OF KING  
Pooled Housing Refunding Revenue Bonds, Series 1998A

STATEMENT OF CASH FLOWS  
Proprietary Fund  
For the Year Ended June 30, 2003

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from tenants	\$5,749,982
Receipts from home sales	224,047
Payments to suppliers	(2,527,265)
Payments to employees	(717,549)
Net cash provided by operating activities	<u>2,729,216</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Operating subsidies from HUD	<u>450,404</u>
Net cash provided by noncapital financing activities	<u>450,404</u>

CAPITAL AND RELATED FINANCING ACTIVITIES

Bond principal payments	(595,000)
Bond interest payments	(1,594,003)
Net fixed asset addition	<u>(8,146)</u>
Net cash used in capital and related financing activities	<u>(2,197,149)</u>

INVESTING ACTIVITIES

Net withdrawals from bond reserves	142,207
Net (purchase) sale of investments	(89,969)
Investment income	<u>371,857</u>
Net cash used in investing activities	<u>424,094</u>

Net increase in cash and cash equivalents 1,406,565

Cash and cash equivalents at beginning of year 7,941,269

Cash and cash equivalents at end of year \$ 9,347,834

Reconciliation of operating income (loss) to net cash  
provided (used) by operating activities:

Operating income (loss) \$ 1,988,268

Adjustments to reconcile net income to net cash provided  
by (used in) operating activities:

Depreciation 603,002

Amortization 39,668

Change in assets and liabilities:

Decrease in receivables and other current assets 165,905

Decrease in accounts payable and accrued liabilities (67,627)

Net cash provided by operating activities \$2,729,216

The accompanying notes are an integral part of these financial statements.

(c) *INCOME TAXES*

The Authority is a non-taxable public agency. Accordingly, no provision for income taxes is reflected in the accompanying income statements.

(d) *ESTIMATES*

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

(e) *ECONOMIC CONCENTRATIONS*

The Projects are located in King County, Washington. Changes in the economic or other conditions in that geographical area or the demand for housing could affect future operations.

(f) *CASH AND INVESTMENTS*

Cash consists of FDIC insurable deposits with original maturities of less than three months. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash. Investments include deposits with original maturities exceeding three months, securities and other assets that are held primarily for the purpose of obtaining income or profit. All bond reserves and restricted other reserves are reported as investments.

(g) *CAPITAL ASSETS*

Capital assets are valued at historical cost in the land, structures, and equipment accounts. All fixed assets with a value greater than \$5,000 and a useful life of over one year are capitalized. Depreciation is computed using the straight-line method and useful lives of twelve to forty-eight years for structures and three to ten years for equipment. The components of capital assets at June 30 are as follows.

	Beginning Balance	Additions	Disposals, Transfers	Ending Balance
Land	\$ 6,299,523			\$ 6,299,523
Buildings & improvements	25,172,741			25,172,741
Personal property	587,208	8,724	(15,028)	580,904
Total	\$ 32,059,472	8,724	(15,028)	\$ 32,053,168
Accumulated depreciation	6,391,653	603,002	(14,450)	6,980,205
Net	<u>\$ 25,667,819</u>	<u>\$(594,278)</u>	<u>\$( 578)</u>	<u>\$ 25,072,963</u>

(h) *COMPENSATED ABSENCES*

Regular Authority employees accrue sick leave and annual leave based on the number of years of service. The annual leave accumulated by employees represents a liability for future payment and is accrued in the year earned. Sick leave is not currently accrued and is payable only upon the eventual retirement of the employee. It is not considered material.

## NOTE 2 – INVENTORIES

The materials inventories consist of expendable supplies purchased primarily for use in maintenance of the rental units. These inventories are valued using a moving weighted average

Cash and investments at June 30 are categorized as follows.

	Unrestricted	Restricted	TOTAL
<b>CASH AND CASH EQUIVALENTS</b>			
<i>Category 1:</i>			
Repurchase agreements	\$ 2,561,121	\$ -	\$ 2,561,121
Depository accounts	228,628	277,023	505,651
<i>Uncategorized:</i>			
Washington State Local			
Government Investment Pool	6,281,062		6,281,062
<b>TOTAL CASH</b>	<u>9,070,811</u>	<u>277,023</u>	<u>9,347,834</u>
<b>INVESTMENTS:</b>			
<i>Category 1:</i>			
Repurchase agreements		3,225,771	3,225,771
Depository accounts	422,564		422,564
<i>Uncategorized:</i>			
U.S. Treasury obligations fund		61,328	61,328
<b>TOTAL INVESTMENTS</b>	<u>422,564</u>	<u>3,287,098</u>	<u>3,709,662</u>
<b>TOTAL CASH AND INVESTMENTS</b>	<u>\$ 9,493,375</u>	<u>\$ 3,564,121</u>	<u>\$ 13,057,496</u>

#### NOTE 4 - PUBLIC EMPLOYEE'S RETIREMENT SYSTEM (PERS)

Substantially all Authority full-time and qualifying part-time employees participate in one of three statewide retirement systems administered by the Washington State Department of Retirement Systems under cost-sharing multiple-employer defined benefit public employee retirement plans. The Department of Retirement Systems (DRS), a department within the primary government of the State of Washington, issues a publicly available comprehensive annual financial report (CAFR) that includes financial statements and required supplementary information for each plan. The DRS CAFR may be obtained from the Department of Retirement Systems, Administrative Services Division, and P.O. BOX 48380, OLYMPIA, WA 98504-8380. The following disclosures are made pursuant to GASB Statement 27, *Accounting for Pensions by State and Local Government Employers*.

##### (a) PLAN DESCRIPTION

PERS is a cost-sharing multiple-employer defined benefit pension plan. Membership in the plan includes: elected officials; state employees; employees of the Supreme, Appeals, and Superior courts (other than judges in a judicial retirement system); employees of legislative committees; college and university employees not in national higher education retirement programs; judges of district and municipal courts; non-certificated employees of school districts; and employees of local government.

PERS contains three plans. Participants who joined the system by September 30, 1977, are Plan I members. Those joining thereafter are enrolled in Plan II or Plan III. Retirement benefits are financed from employee and employer contributions and investment earnings. Retirement benefits in both Plan I and Plan II are vested after completion of five years of eligible service. Retirement benefits in Plan III are vested after completion of ten years of eligible service.

Plan I members are eligible for retirement after 30 years of service, or at the age of 60 with five years of service, or at the age of 55 with 25 years of service. The annual pension is 2 percent of



## NOTE 5 – LONG-TERM DEBT

### Notes

Deferred loans were obtained from the State of Washington and the City of Bellevue to acquire Hidden Village Apartments. The amount due the State of Washington is \$292,157 and is repayable commencing in the year 2024 for a twenty-year term. Interest will not accrue until the year 2024 and the rate thereafter will be 5%. The amount due the City of Bellevue is \$200,000 payable commencing in the year 2012 for a thirty-year term with interest at the rate of 5% commencing as of that date.

### Series 1998A Bonds

In September 1998, the Authority issued its Pooled Housing Refunding Revenue Bonds, Series 1998A with principal amounts totaling \$32,955,000. The Authority is required to make, and has made, all payments required under the trust indenture. The bonds mature in varying amounts through July 1, 2028 and have stated interest rates which vary from 3.85% to 5.25% per annum. The bonds were issued at a discount of \$480,155. The discount is amortized as interest expense over the life of the debt. The unamortized balance at June 30 was \$72,398 and is reported as a reduction to the outstanding bonds payable. The amortized discount charged to interest expense for this fiscal year totaled \$4,627. The bonds are secured with a deed of trust on the Projects' rental property, equipment and net operating income.

Principal payments are due as follows:

<i>FISCAL YEAR</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>
2004	\$ 615,000	\$ 1,566,259
2005	640,000	1,539,675
2006	675,000	1,508,233
2007	700,000	1,480,800
2008	735,000	1,448,313
2009-2013	4,245,000	6,658,315
2014-2018	5,480,000	5,439,733
2019-2023	7,205,000	3,818,299
2024-2028	9,350,000	1,684,594
2029	1,075,000	28,219
TOTAL	\$ 30,720,000	\$ 25,172,438
Less:		
Unamortized original issue discount	(72,398)	
Deferred defeasance	(1,226,035)	
NET DUE	\$ 29,421,567	
Current portion	(615,000)	
Long-term portion	\$ 28,806,567	

The bond proceeds paid the cost of refunding all of the Authority's outstanding revenue bonds which had been previously issued to acquire the Projects. The purpose of the advanced refunding was to consolidate the issues, reduce the overall interest rate, allow for a longer maturity and permit cross collateralization of the Projects. The refunded bonds will be retired at the earliest possible call date and will be completely refunded by 2003.

WOODSIDE EAST APARTMENTS  
A Fund of the Housing Authority of the County of King  
STATEMENT OF NET ASSETS  
Proprietary Fund  
At June 30, 2003

ASSETS

Current assets:

Cash and cash equivalents	\$ 7,059
Accounts receivable	4,062
Investments	-
Prepaid expense	7,923
Total current assets	<u>19,044</u>

Restricted assets:

Cash; tenant security deposits	36,198
Investments; bond reserves	<u>3,383,686</u>
	3,419,884

Capital assets, net	6,328,882
Other assets	<u>171,106</u>

Total Assets	<u><u>\$ 9,938,917</u></u>
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LIABILITIES AND NET ASSETS

Current liabilities:

Accounts payable	\$ 526,900
Accrued interest payable	59,551
Current portion of long-term debt	<u>170,000</u>
Total current liabilities	756,452

Tenants' security deposits	36,198
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Long-term debt

Bonds payable, net	<u>6,146,499</u>
Total liabilities	6,939,149

Net Assets:

Invested in capital assets	12,384
Restricted	3,419,884
Unrestricted	<u>(432,500)</u>
Total Net Assets	<u>2,999,768</u>

Total Liabilities and Net Assets	<u><u>\$ 9,938,917</u></u>
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The accompanying notes are an integral part of these financial statements.

WOODSIDE EAST APARTMENTS  
A Fund of the Housing Authority of the County of King  
STATEMENT OF CASH FLOWS  
Proprietary Fund  
For the Year Ended June 30, 2003

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from tenants	\$1,918,738
Payments to suppliers	(765,738)
Payments to employees	(231,388)
Net cash provided by operating activities	<u>921,612</u>

CAPITAL AND RELATED FINANCING ACTIVITIES

Bond principal payments	(160,000)
Bond interest payments	(365,904)
Net fixed asset disposals	<u>1,153</u>
Net cash used in capital and related financing activities	<u>(524,752)</u>

INVESTING ACTIVITIES

Net deposits to bond reserves	(582,900)
Investment income	<u>151,600</u>
Net cash used in investing activities	<u>(431,299)</u>

Net decrease in cash and cash equivalents	(34,439)
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Cash and cash equivalents at beginning of year	77,697
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Cash and cash equivalents at end of year	<u>\$ 43,258</u>
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Reconciliation of operating income (loss) to net cash provided (used) by operating activities:

Operating income (loss)	\$ 607,229
Adjustments to reconcile net income to net cash provided by (used in) operating activities:	
Depreciation	232,370
Amortization	8,415
Change in assets and liabilities:	
Increase in receivables and other current assets	(6,354)
Increase in accounts payable and accrued liabilities	<u>79,951</u>
Net cash provided by operating activities	<u>\$921,612</u>

The accompanying notes are an integral part of these financial statements.

reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

(e) *ECONOMIC CONCENTRATIONS*

The Project is located in Bellevue, Washington. Changes in the economic or other conditions in that geographical area or the demand for housing could affect future operations.

(f) *CASH AND INVESTMENTS*

Cash consists of FDIC insurable deposits with original maturities of less than three months. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash. Investments include deposits with original maturities exceeding three months, securities and other assets that are held primarily for the purpose of obtaining income or profit. All bond reserves and restricted other reserves are reported as investments.

(g) *CAPITAL ASSETS*

Capital assets are recorded at cost. All buildings are estimated to have an economic life of 45 years, and are depreciated under the straight-line method over their estimated remaining useful lives from the time of their acquisition by the Authority. Personal property is depreciated over a 3 to 10 year period under the straight-line method. At June 30, capital assets consisted of the following.

	Beginning Balance	Additions	Disposals, Transfers	Ending Balance
Land	\$ 2,336,348			\$ 2,336,348
Buildings and improvements	6,212,280			6,212,280
Personal property	199,489		(4,480)	195,009
Total fixed assets	8,748,116	-	(4,480)	8,743,637
Accumulated depreciation	2,185,711	232,370	(3,327)	2,414,754
NET FIXED ASSETS	<u>\$ 6,562,405</u>	<u>\$ (232,370)</u>	<u>\$ (1,153)</u>	<u>\$ 6,328,882</u>

(h) *COMPENSATED ABSENCES*

Regular Fund employees accrue sick leave and annual leave based on the number of years of service. The annual leave accumulated by employees represents a liability for future payment and is accrued in the year earned. Sick leave is not currently accrued and is payable only upon the eventual retirement of the employee. It is not considered material.

**NOTE 2 - CASH AND INVESTMENTS**

The Fund is restricted in its cash deposits and reserves to those allowed by the U.S. Department of Housing and Urban Development for federal funds and programs and to those allowed by RCW 35.82.070(6) for state and local funds. In general, deposits must be made with qualified financial institutions whose deposits are insured by the Federal Deposit Insurance Corporation (FDIC). Deposits that are in excess of the \$100,000 insured amount must be

*(a) PLAN DESCRIPTION*

PERS is a cost-sharing multiple-employer defined benefit pension plan. Membership in the plan includes: elected officials; state employees; employees of the Supreme, Appeals, and Superior courts (other than judges in a judicial retirement system); employees of legislative committees; college and university employees not in national higher education retirement programs; judges of district and municipal courts; non-certificated employees of school districts; and employees of local government.

PERS contains three plans. Participants who joined the system by September 30, 1977, are Plan I members. Those joining thereafter are enrolled in Plan II or Plan III. Retirement benefits are financed from employee and employer contributions and investment earnings. Retirement benefits in both Plan I and Plan II are vested after completion of five years of eligible service. Retirement benefits in Plan III are vested after completion of ten years of eligible service.

Plan I members are eligible for retirement after 30 years of service, or at the age of 60 with five years of service, or at the age of 55 with 25 years of service. The annual pension is 2 percent of the final average compensation times the number of years of service, capped at 60 percent. The average final compensation is based on the greatest compensation during any 24 eligible consecutive compensation months. If qualified, after reaching age 66, a cost-of-living allowance is granted based on years of service credit and is capped at 3 percent annually.

Plan II members may retire at the age of 65 with five years of service, or at 55 with 20 years of service. The annual pension is 2 percent per year of service times the final average compensation. Plan II retirements prior to 65 are actuarially reduced. There is no cap on years of service credit and a cost-of-living allowance is granted, capped at three percent annually.

Plan III members may retire at the age of 65 with at least 10 years of service, or at 55 with 20 years of service including one year of service after reaching age 55, or 5 years of service under Plan II. The annual retirement benefit is 1 percent of the final average salary per year of service. Final average salary is based on the 60 consecutive highest paid creditable months. Plan III retirements prior to age 65 are actuarially reduced. There is no cap on years of service credit and a cost-of-living allowance is granted, capped at 3 percent annually. There is also a defined contribution component of this plan and the contribution amount varies between 5 percent and 15 percent depending on option chosen by the employee.

*(b) FUNDING POLICY*

Each biennium the state Pension Funding Council adopts Plan I and Plan III employer contribution rates and Plan II employer and employee contribution rates. Employee contribution rates for Plan I are established by legislative statute at six percent and do not vary from year to year. Employer and employee contribution rates for Plan II and for Plan III are set by the director of the Department of Retirement Systems based on recommendation by the Office of State Actuary to continue to fully fund the Plan. All employers are required to contribute at the level established by state law. The methods used to determine the contribution rates are established under state statute in accordance with Chapters 41.40 and 41.45 RCW.

The required contribution rates expressed as a percentage of covered payrolls, as of December 31, 2003, were:

	Plan I	Plan II	Plan III
Employer	1.32%	1.32%	1.32%
Employee	6.00%	.65%	5% - 15%
Total	7.32%	1.97%	

A maturity schedule follows.

<i>FISCAL YEAR</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>
2004	\$ 170,000	\$ 353,228
2005	175,000	344,291
2006	185,000	334,301
2007	195,000	323,756
2008	205,000	312,656
2009-2013	1,230,000	1,360,013
2014-2018	1,600,000	980,471
2019-2023	2,110,000	455,145
2024-2028	485,000	14,108
TOTAL	<u>\$ 6,355,000</u>	<u>\$ 4,477,969</u>
Less: Unamortized		
Original Issue Discount	<u>(38,501)</u>	
NET OUTSTANDING	6,316,499	
Current portion	<u>(170,000)</u>	
Long-term portion	<u>\$ 6,146,499</u>	

#### NOTE 5 - RISK MANAGEMENT

The Authority is exposed to all typical perils associated with the ownership and rental of real estate properties. A risk management program is currently in place which identifies potential areas of exposure then puts in place procedures to mitigate, transfer, or insure against loss. All common perils relating to property, liability, and employee dishonesty are covered by insurance subject to appropriate deductibles. Insurance for property, loss of rents and public officers' liability is underwritten by the Housing Authority Risk Retention Pool (HARRP), a housing authority insurance pool. In fiscal year 2003, the property procured general liability insurance from the Housing Authority Risk Retention Group (HARRG), a housing authority risk retention pool located in Cheshire, CT. HARRG offered broader coverage to the Property's management firm, thus more effectively transferring risk. Commercial carriers insure all other common perils not covered by HARRP such as business auto, flood where applicable, computer coverage, construction bonds, and other miscellaneous policies. Insurance coverage limits are as follows:

General liability per occurrence (includes excess)	\$5,000,000
Property blanket loss per occurrence/all risk/replacement cost	3,000,000
Loss of rents- business income	1,801,967

In the opinion of the Authority, the financial status of HARRP, HARRG and the commercial carriers with which the Authority had policies during the year is adequate to accept the risk transfer for the coverage involved.

THE HOUSING AUTHORITY OF THE COUNTY OF KING  
Federal Data Schedule (FDS)  
Balance Sheet  
At June 30, 2003

ASSETS:	New Appro- ches	14,312	94,006	Community Develop- ment Block Grants	14,219	Community Develop- ment Block Grants	14,218	Weather-ization Assis- tance	81,042	Low- Income Homo Energy	93,568	USDA	10,415	TOTAL FEDERALLY ASSISTED	State & Local	Unassigned	TOTAL AUTHORITY	Component Units
CURRENT ASSETS:																		
Cash:																		
111 Cash - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,318,647	-	\$ 15,939,357	\$ 22,258,004	\$ 1,264,889
113 Cash - other restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	636,513	-	380,011	1,016,524	2,167,387
114 Cash - tenant security deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	541,955	-	711,033	1,252,989	572,763
115 Cash - restricted for payment of current liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	87,408
100 Total cash	-	-	-	-	-	-	-	-	-	-	-	-	-	7,497,115	-	17,030,402	24,527,517	4,092,447
Accounts and notes receivable:																		
122 AR - HUD other projects	61,832	-	-	-	-	-	-	-	-	-	-	-	-	2,890,286	-	-	2,890,286	-
124 Accounts receivable - other government	-	9,901	18,100	117,587	-	-	-	26,435	56,036	-	-	-	-	228,059	63,268	-	291,327	39,464
125 Accounts receivable - miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	13,407	-	555,961	569,368	11,700
126 Accounts receivable - tenants	-	-	-	-	-	-	-	-	-	-	-	-	-	86,807	-	206,137	292,944	86,390
126.1 Allowance for doubtful accounts - tenants	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,444)	-	(3,444)	(29,444)	-
127 Notes and mortgages receivable - current	-	-	-	-	-	-	-	-	-	-	-	-	-	9,091,779	-	9,091,779	9,091,779	-
129 Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	1,476,686	-	1,476,686	1,476,686	14,279
120 Total receivables, net of allowances	61,832	9,901	18,100	117,587	-	-	-	26,435	56,036	-	-	-	-	3,192,560	63,268	11,240,311	14,496,139	151,833
CURRENT INVESTMENTS																		
131 Investments - unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	3,065,160	-	-	3,065,160	436,709
132 Investments - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	17,200,951	-	-	17,200,951	2,869,732
133 Investments - restricted for payment of current	-	-	-	-	-	-	-	-	-	-	-	-	-	1,054,146	-	-	1,054,146	3,363,590
142 Prepaid expenses and other assets	-	-	-	-	-	-	-	-	-	-	-	-	-	160,896	-	-	160,896	450,724
143 Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	732,584	-	15,287	747,872	-
143 Allowance for obsolete inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	(145,655)	-	-	(145,655)	-
144 Interprogram - due from	-	-	-	-	-	-	-	-	-	-	-	-	-	4,323,983	-	-	4,323,983	-
145 Assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	92,945	-	-	92,945	-
150 TOTAL CURRENT ASSETS	61,832	9,901	18,100	117,587	-	-	-	26,435	56,036	-	-	-	-	23,834,541	63,268	49,860,098	73,757,907	11,365,055
NONCURRENT ASSETS:																		
Fixed assets:																		
161 Land	-	-	-	-	-	-	-	-	-	-	-	-	-	32,820,796	-	30,256,071	63,076,867	14,122,733
162 Buildings	-	-	-	-	-	-	-	-	-	-	-	-	-	103,274,294	-	77,555,088	180,829,383	130,576,907
163 Furniture, equipment & machinery - dwellings	-	-	-	-	-	-	-	-	-	-	-	-	-	1,828,545	-	1,406,268	3,234,813	3,942,052
164 Furniture, equipment & machinery - administration	-	(0)	-	-	-	-	-	-	-	-	-	-	-	3,505,638	-	307,226	3,812,864	-
167 Work in progress	-	-	142,900	-	-	-	-	-	-	-	-	-	-	28,035,710	-	1,261,553	29,297,263	-
166 Accumulated depreciation	-	(0)	-	-	-	-	-	-	-	-	-	-	-	(81,978,382)	-	(24,839,649)	(106,818,031)	(14,365,998)
160 Net fixed assets	-	(0)	142,900	-	-	-	-	-	-	-	-	-	-	87,486,602	-	85,926,557	173,413,159	134,275,694
Other non-current assets:																		
171 Notes and mortgages receivable - non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	118,423,258	-	-	118,423,258	-
174 Other assets	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,226	-	2,896,425	2,896,425	1,486,622
176 Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	586,205	-	586,205	586,205	-
180 TOTAL NONCURRENT ASSETS	-	(0)	142,900	-	-	-	-	-	-	-	-	-	-	87,600,801	-	207,068,245	295,319,046	135,762,316
190 TOTAL ASSETS	61,832	9,901	161,001	117,587	-	-	-	26,435	56,036	-	-	-	-	111,485,342	63,268	257,528,343	369,076,954	147,127,371
LIABILITIES AND EQUITY:																		
LIABILITIES:																		
Current liabilities:																		
312 Accounts payable < 90 days	-	-	-	-	-	-	-	-	-	-	-	-	-	560,339	-	196,655	756,994	511,652
321 Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	-	-	-	-	-	596,401	-	76,443	672,844	12,854
322 Accrued compensated absences	-	-	-	-	-	-	-	-	-	-	-	-	-	953,863	-	85,442	1,039,305	-
325 Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	149,012	-	2,787,497	2,936,508	2,593,778
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	210,129	-	210,129	210,129	-
332 Accounts Payable - PHA projects	-	-	-	-	-	-	-	-	-	-	-	-	-	16,775	-	16,775	16,775	-
341 Tenant security deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	541,955	-	711,033	1,252,989	572,347
342 Deferred revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	145,674	-	285,120	430,794	146,307
343 Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	1,105,864	-	14,005,663	15,111,526	1,342,950
345 Other current liabilities	-	-	5,837	-	-	-	-	-	-	-	-	-	-	991,092	696	472,598	1,464,385	355,623
346 Accrued liabilities - other	-	-	-	-	-	-	-	-	-	-	-	-	-	129,191	-	8,223	137,413	842,075
347 Interprogram - due to	61,832	9,901	12,263	117,587	-	-	-	26,435	56,036	-	-	-	-	2,847,144	62,372	1,414,267	4,323,983	-
310 TOTAL CURRENT LIABILITIES	61,832	9,901	18,100	117,587	-	-	-	26,435	56,036	-	-	-	-	8,247,437	63,268	20,042,940	28,553,645	6,377,586
Noncurrent liabilities:																		
351 Long-term debt, net of current - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	14,536,981	-	180,551,711	195,088,692	118,595,586
353 Non-current liabilities- other	-	-	-	-	-	-	-	-	-	-	-	-	-	638,367	-	1,612,107	2,250,473	-
360 TOTAL NONCURRENT LIABILITIES	-	-	-	-	-	-	-	-	-	-	-	-	-	15,175,348	-	182,163,818	197,339,165	118,595,586
300 TOTAL LIABILITIES	61,832	9,901	18,100	117,587	-	-	-	26,435	56,036	-	-	-	-	23,422,785	63,268	202,206,758	223,692,810	124,973,172
EQUITY:																		
508.1 Invested in Capital Assets, net of related debt.	-	(0)	142,900	-	-	-	-	-	-	-	-	-	-	71,843,757	-	18,060,572	89,904,329	14,337,158
511.1 Restricted Net Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	7,536,022	-	17,580,962	25,116,984	5,017,139
512.1 Unrestricted Net Assets	-	0	-	-	-	-	-	-	-	-	-	-	-	8,682,778	-	19,680,052	28,362,830	2,779,002
513 TOTAL EQUITY	-	0	142,900	-	-	-	-	-	-	-	-	-	-	88,062,557	-	55,321,586	143,384,143	22,154,199
600 TOTAL LIABILITIES AND EQUITY	\$ 61,832	\$ 9,901	\$ 161,001	\$ 117,587	-	-	-	\$ 26,435	\$ 56,036	-	-	-	-	\$ 111,485,342	\$ 63,268	\$ 257,528,343	\$ 369,076,953	\$ 147,127,371

THE HOUSING AUTHORITY OF THE COUNTY  
Financial Data Schedule (FDS)  
Statement of Revenues and Expenses  
For the Year Ended June 30, 2003

	New Approaches	Amari-Corps	Community Development Block Grants	Community Development Block Grants	Weatherization Assistance	Low-Income Home Energy	USDA	TOTAL ASSISTED	State & Local	Unassisted	TOTAL AUTHORITY	Component Units
REVENUE:	14,312	94,006	14,219	14,218	81,042	93,568	10,415					
703 Net tenant rental revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,736,546	\$ -	\$ 18,359,451	\$ 27,095,998	\$ 13,028,434
704 Tenant revenue - other	-	-	-	-	-	-	-	541,793	-	1,009,480	1,547,273	496,204
705 Total tenant revenue	-	-	-	-	-	-	-	9,278,339	-	19,368,932	28,643,271	13,524,638
706 HUD PHA grants	92,500	-	-	-	-	-	-	67,357,251	-	-	67,357,251	-
706.1 Capital grants	-	-	-	-	-	-	-	11,119,764	-	-	11,119,764	-
708 Other government grants	-	61,453	142,900	530,645	459,260	558,862	-	1,753,120	1,092,622	0	2,845,743	-
711 Investment income - unrestricted	-	-	-	-	-	-	-	128,740	-	6,298,932	6,427,672	51,048
711.1 Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-
713 Cost of sale of assets	-	-	-	-	-	-	-	-	-	708,730	708,730	-
713.1 Other revenue	-	23,428	-	-	-	-	-	1,355,418	19,700	(662,254)	(662,254)	-
716 Gain (loss) on the sale of fixed assets	-	-	-	-	-	-	-	(34,898)	-	(877)	(55,776)	77,317
720 Investment income - restricted	-	-	-	-	-	-	-	491,379	-	895,531	1,386,909	169,074
700 TOTAL REVENUE	92,500	84,881	142,900	530,645	459,260	558,862	-	91,429,113	1,112,322	27,882,288	120,423,723	13,822,077
EXPENSES:												
Administrative												
911 Administrative salaries	-	-	-	68,498	133,632	137,831	-	6,093,356	166,848	1,758,508	8,019,112	716,683
912 Auditing fees	-	-	-	-	300	-	-	61,817	-	10,774	72,590	72,049
913 Outside management fees	-	-	-	-	-	-	-	123,497	-	554,357	677,855	784,724
914 Compensated absences	-	-	-	-	-	-	-	721,109	-	69,561	790,671	-
915 Employee benefits	-	-	-	15,313	29,018	28,671	-	1,830,050	1,827	463,742	2,295,619	196,195
916 Other operating - administrative	3,510	22,286	-	10,623	5,601	68,109	-	1,975,913	81,701	1,304,841	3,362,455	1,168,247
Tenant services												
921 Tenant services - salaries	730	45,340	-	-	-	-	-	988,540	13,680	41,357	1,043,577	-
922 Relocation costs	-	-	-	-	-	-	-	51,183	-	10,527	51,183	-
923 Employee benefits	38	11,604	-	-	-	-	-	236,883	40,006	287,416	344,907	-
924 Tenant services - other	-	-	-	-	-	-	-	1,863,728	3,860	-	1,867,589	-
Utilities												
931 Water	-	-	-	-	-	-	-	920,208	-	464,919	1,385,127	351,892
932 Electricity	899	-	-	-	-	-	-	494,218	-	278,114	772,333	181,249
933 Gas	-	-	-	-	-	-	-	165,728	-	32,378	198,106	68,077
934 Fuel	-	-	-	-	-	-	-	-	-	2,400	2,400	-
938 Other utilities expense	-	-	-	-	-	-	-	1,338,040	-	884,256	2,222,296	517,477
Ordinary maintenance & operation												
941 Maintenance labor	-	-	-	-	-	-	-	3,451,302	-	1,026,115	4,477,417	670,058
942 Maintenance materials & other	-	-	-	1,453	616	3,260	-	1,238,665	3,438	1,741,543	2,983,646	141,224
943 Maintenance contract costs	2,948	-	-	434,254	290,073	314,452	-	2,983,766	798,794	3,116,413	6,898,972	1,777,079
945 Employee benefits	-	-	-	-	-	-	-	1,093,053	-	261,201	1,354,254	77,747
Protective services												
952 Other contract costs	84,375	-	-	-	-	-	-	203,417	-	68,235	271,653	92,574
General expenses												
961 Insurance premiums	-	5,651	-	503	-	6,539	-	355,108	2,168	289,921	647,196	239,898
962 Other General Expenses	-	-	-	-	-	-	-	180,394	-	-	180,394	267,621
963 Payments in lieu of taxes	-	-	-	-	-	-	-	186,745	-	-	186,745	-
964 Bad debt - tenant rents	-	-	-	-	-	-	-	10,043	-	79,458	89,500	49,071
967 Interest expense	-	-	-	-	-	-	-	1,140,507	-	10,045,370	11,185,877	5,819,629
968 Severance expense	-	-	-	-	-	-	-	49,231	-	12,383	61,613	-
969 TOTAL OPERATING EXPENSES	92,500	84,881	-	530,645	459,260	558,862	-	27,549,755	1,112,322	22,703,518	51,365,596	13,168,496
EXCESS OPERATING REVENUE	-	-	-	-	-	-	-	63,879,357	-	5,178,770	69,058,128	653,581
OVER OPERATING EXPENSES	-	-	142,900	-	-	-	-	23,667	-	15,441	41,109	-
Casualty losses - non-capitalized	-	-	-	-	-	-	-	48,825,588	-	-	48,825,588	-
Housing assistance payments	-	-	-	-	-	-	-	3,530,683	-	2,979,962	6,510,645	3,727,513
974 Depreciation expense	-	-	-	-	-	-	-	79,931,693	1,112,322	25,698,921	106,742,937	16,896,009
900 TOTAL EXPENSES	92,500	84,881	-	530,645	459,260	558,862	-	79,931,693	1,112,322	25,698,921	106,742,937	16,896,009
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ -	\$ -	\$ 142,900	\$ -	\$ -	\$ -	\$ -	\$ 11,497,419	\$ -	\$ 2,183,367	\$ 13,680,786	\$ (3,073,932)



**HOUSING AUTHORITY OF THE COUNTY OF KING**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**FEDERAL ASSISTANCE RECEIVED DIRECTLY THROUGH A FEDERAL AGENCY OR INDIRECTLY**  
**THROUGH A STATE AGENCY OR LOCAL GOVERNMENT**  
**For the Year Ended June 30, 2003**

GRANTOR PROGRAM TITLE	Federal CFDA Number	Other ID Number	CURRENT YEAR EXPENDITURES
HOUSING CHOICE VOUCHERS	14.871	S 023V	52,632,965
SECTION 8 MODERATE REHABILITATION TITUSVILLE	14.856	S 0023K	69,362
PUBLIC HOUSING COMPREHENSIVE GRANT PROGRAM			
COMPREHENSIVE GRANT PROGRAM FFY 1998	14.859	WA19P00270798	87,005
COMPREHENSIVE GRANT PROGRAM FFY 1999	14.859	WA19P00270899	541,792
TOTALS FOR 14.859			628,796
PUBLIC HOUSING CAPITAL FUND PROGRAM			
CAPITAL FUND PROGRAM FFY 2000	14.872	WA19P00250100	3,253,897
CAPITAL FUND PROGRAM FFY 2001	14.872	WA19P00250101	5,975,119
CAPITAL FUND PROGRAM FFY 2002	14.872	WA19P00250102	1,435,774
TOTALS FOR 14.872			10,664,790
PUBLIC HOUSING REVITALIZATION OF SEVERLY DISTRESSED PUBLIC HOUSING			
HOPE VI	14.866	WA19URD002H101	2,668,804
TOTALS FOR 14.866			2,668,804
ECONOMIC DEVELOPMENT AND SUPPORTIVE SERVICES PROGRAM			
ECONOMIC DEVELOPMENT / SELF SUFFICIENCY GRANT	14.864	WA19EDS0020197	0
TOTALS FOR 14.864			0
NEW APPROACH ANTI-DRUG GRANT			
NEW APPROACHES GRANT	14.312	WA19HAD0010100	92,500
TOTALS FOR 14.312			92,500
MULTIFAMILY HOUSING SERVICE COORDINATOR			
RAINIER VIEW I AND II	14.191	WA19HS99001	51,099
SENIOR HOUSING	14.191	WA19HS00003	83,231
SENIOR HOUSING	14.191	WA19HS02005	7,522
TOTALS FOR 14.191			141,852
RESIDENT OPPORTUNITY AND SUPPORTIVE SERVICES			
ELDERLY SERVICE COORDINATOR FFY 2000	14.870	WA00RSV002P0053	0
RESIDENT SERVICE DELIVERY	14.870	WA00RSF002P0083	164,814
PARK LAKE CAREER DEVELOPMENT CENTER	14.870	WA99RSF002P0184	52,476
PARK LAKE CAREER DEVELOPMENT CENTER FFY 2002	14.870	WA02RSF002P0084	165,643
N & E OUTREACH COLL	14.870	WA01RSF002P0079	122,354
ELDERLY SERVICE COORDINATOR FFY 2001	14.870	WA01RSV002P0065	73,074
ELDERLY SERVICE COORDINATOR FFY 2002	14.870	WA01RSV002P0126	207,977
HOMEOWNER PROGRAM FFY 2002	14.870	WA02RHS002P0022	1,124
NEIGHBORHOOD NETWORKS	14.870	WA02RNN002P0063	13,333
TOTALS FOR 14.870			800,794
TOTAL DIRECT-U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			85,440,086

**HOUSING AUTHORITY OF THE COUNTY OF KING**  
**SCHEDULE OF EXPENDITURES OF STATE AND LOCAL AWARDS**  
**For the Year Ended June 30, 2003**

GRANTOR PROGRAM TITLE	ID Number	CURRENT YEAR EXPENDITURES
<b>STATE OF WASHINGTON</b>		
<b>OFFICE OF COMMUNITY DEVELOPMENT</b>		
WEATHERIZATION ASSISTANCE FOR LOW INCOME PERSONS	FFY 01 01-498413 EMM	\$ 396,105
WEATHERIZATION ASSISTANCE PUGET SOUND ENERGY FUND	FFY 97 097-439-413	458,927
WEATHERIZATION ASSISTANCE PUGET SOUND ENERGY FUND	FFY 03 03-439-413	147,988
		<u>1,003,020</u>
<b>CASEY FOUNDATION</b>		
WHITE CENTER INITIATIVE MARKETING PROGRAM	D31414D	3,721
<b>OTHER</b>		
ADS CAREGIVER GRANT	FFY 02 DA2001-7218	19,700
<b>TOTAL STATE AND LOCAL ASSISTANCE</b>		<u><u>\$ 1,026,440</u></u>

**Operating Fund**  
**Calculation of Operating Subsidy**  
**PHA-Owned Rental Housing**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0028(exp.10/31/2004)

A

Section 1					
a) Name and Address of Public Housing Agency/Indian Housing Authority: (PHA/IHA)					b) Budget Submission to HUD Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Housing Authority of the County of King 600 Andover Park West Seattle, Washington 98188					c) Type of submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision
d) Number of HA Units	e) Unit Months Available (UMAs)	f) Subject FYE	g) ACC Number	h) Operating Fund Project No.	i) DUNS Number
3,190	38,280	06/30/05	ACC # SF-173	WA00200305J	1976

Section 2		Requested by PHA (PUM)	HUD Modifications (PUM)
Line No.	Description		
<b>Part A. Allowable Expenses and Additions</b>			
01	Previous allowable expense level (Part A line 08 of form HUD-52723 for previous fiscal year)	29,62	
02	Part A, Line 01 multiplied by .005	1.46	
03	Delta from form HUD-52720-B if applicable (see instructions)		
04	"Requested" year units from latest form HUD-52720-A (see instructions)		
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03, and 05	293.08	
07	Inflation factor	1.023	
08	Revised allowable expense level (AEL)(Part A, Line 06 times line 07)	299.82	
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from form HUD-52722-A	72.68	
12	Actual PUM cost of Independent Audit (IA) (through FYE 06/30/2003)	0.86	
13	Costs attributable to deprogrammed units		
14	Total Allowable Expenses and Additions (sum of Part A, lines 08 thru 13)	373.36	
<b>Part B. Dwelling Rental Income</b>			
01	Total rent roll as of 02/01/04	\$ 618,429.00	
02	Number of occupied units as of rent roll date	3,112	
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 ÷ Line 02)	199.05	
04	Average monthly dwelling rental charge per unit for prior budget year	195.02	
05	Average monthly dwelling rental charge per unit for budget year 2 years ago	191.17	
06	Three-year average monthly dwelling rental charge per unit (Part B, Line 03 + Line 04 + Line 05) ÷ 3	195.08	
07	50/50 Income split (Part B, Line 03 + Line 06) ÷ 2	197.06	
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)	197.06	
09	Rental income adjustment factor	1.03	
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)	202.97	
11	Projected occupancy percentage from HUD-52728	89%	
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)	180.64	
<b>Part C. Non-dwelling income</b>			
01	Other income	0.63	
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)	181.27	
03	PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)	192.10	
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	7,353,588	

		Project Number: WA00200305J	
Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
<b>Part D. Add-ons for changes in Federal law or regulation and other eligibility</b>			
01	FICA contributions	383,967	
02	Unemployment compensation	6,635	
03	Family Self Sufficiency Program	2,139.5	
04	Energy Add-On for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy	1,437,721	
07	Long-term vacant units		
08	Phase Down for Demolitions	1,522	
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	3,112	
10	Employee Units	3	
11	Police Units	2	
12	Total Units Eligible for Resident Participation: (Sum of Part D, Lines 09 thru 11)	3,132	
13	Funding for Resident Participation (Part D, Line 12 x \$25)	78,300	
14	Other approved funding, not listed (Specify in Section 3)		
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	791,489	
<b>Part E. Calculation of Operating Subsidy Eligibility Before Year-End Adjustments</b>			
01	Deficit or (income) before year-end adjustments (Total of Part C, Line 04 and Part D, Line 15)	8,145,077	
02	Actual cost of Independent Audit (IA)	32,967	
03	Operating subsidy eligibility before year-end adjustments (Greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	8,145,077	
<b>Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)</b>			
01	Utility Adjustment for Prior years	(246,445)	
02	Additional subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)	0	
06	Other (specify)		
07	Unfunded portion due to proration		
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)	(246,445)	
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and part F, Line 08)	7,898,632	
<b>HUD Use Only (Note: Do not revise after the end of the subject FY)</b>			
10	Amount of operating subsidy approvable for subject fiscal year not funded		
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds Obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		
<b>Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules</b>			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)		
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)	0	

		Project Number:	WA00200305J
Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
<b>Part H. Calculation of Year-end Adjustment for Subject Fiscal Year</b>			
This part is to be completed only after the subject fiscal year has ended			
Indicate the types of adjustments that have been reflected on this form:			
01	<input checked="checked" type="checkbox"/> Utility adjustment (from form HUD-52722-B) <input type="checkbox"/> Other (Specify under Section 3)		
02	Utility adjustment (from form HUD-52722-B)		
03	Deficit or (income) after year-end adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustment (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		

**Section 3**

Remarks (provide part and line numbers)

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized HA Representative & Date:

Signature of Authorized Field Office Representative & Date:

X

X

4/1/04

**Operating Fund  
Calculation of Operating Subsidy  
PHA-Owned Rental Housing**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0029(exp.10/31/2004)

Section 1					
<b>a) Name and Address of Public Housing Agency/Indian Housing Authority: (PHA/IHA)</b>  King County Housing Authority 600 Andover Park West Seattle, Washington 98188					<b>b) Budget Submission to HUD Required</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>d) Number of HA Units</b> 89					<b>e) Unit Months Available (UMAs)</b> 828
<b>f) Subject FYE</b> 06/30/05		<b>g) ACC Number</b> ACC # S-020		<b>h) Operating Fund Project No.</b> WA00202505J	
<b>i) DUNS Number</b> 3200244976					

Section 2			
Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
<b>Part A. Allowable Expenses and Additions</b>			
01	Previous allowable expense level (Part A line 08 of form HUD-52723 for previous fiscal year)	291.91	
02	Part A, Line 01 multiplied by .005	1.01	
03	Delta from form HUD-52720-B if applicable (see instructions)		
04	"Requested" year units from latest form HUD-52720-A (see instructions)		
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03, and 05	202.92	
07	Inflation factor	1.023	
08	Revised allowable expense level (AEL)(Part A, Line 06 times line 07)	207.59	
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from form HUD-52722-A	71.97	
12	Actual PUM cost of Independent Audit (IA) (through FYE 06/30/2005)	0.92	
13	Costs attributable to deprogrammed units		
14	Total Allowable Expenses and Additions (sum of Part A, lines 08 thru 13)	280.48	
<b>Part B. Dwelling Rental Income</b>			
01	Total rent roll as of 6/1/04	\$ 14,111,000	
02	Number of occupied units as of rent roll date	168	
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 ÷ Line 02)	204.51	
04	Average monthly dwelling rental charge per unit for prior budget year	184.75	
05	Average monthly dwelling rental charge per unit for budget year 2 years ago	184.72	
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03 + Line 04 + Line 05) ÷ 3)	191.34	
07	50/50 Income split ((Part B, Line 03 + Line 06) ÷ 2)	197.92	
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)	187.92	
09	Rental Income adjustment factor	1.03	
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)	203.85	
11	Projected occupancy percentage from HUD-52728	97%	
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)	197.73	
<b>Part C. Non-dwelling income</b>			
01	Other income		
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)	197.73	
03	PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)	82.75	
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	68,517	



		Project Number:	WA00202505J
Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
<b>Part D. Add-ons for changes in Federal law or regulation and other eligibility</b>			
01	FICA contributions	10,257	
02	Unemployment compensation		
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy		
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	69	
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident Participation: (Sum of Part D, Lines 09 thru 11)	70	
13	Funding for Resident Participation (Part D, Line 12 x \$25)	1,750	
14	Other approved funding, not listed (Specify in Section 3)		
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	12,007	
<b>Part E. Calculation of Operating Subsidy Eligibility Before Year-End Adjustments</b>			
01	Deficit or (income) before year-end adjustments (Total of Part C, Line 04 and Part D, Line 15)	80,524	
02	Actual cost of Independent Audit (IA)		
03	Operating subsidy eligibility before year-end adjustments (Greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	80,524	
<b>Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)</b>			
01	Utility Adjustment for Prior years	(15,921)	
02	Additional subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)	0	
06	Other (specify)		
07	Unfunded portion due to proration		
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)	(15,921)	
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and part F, Line 08)	64,603	
<b>HUD Use Only (Note: Do not revise after the end of the subject FY)</b>			
10	Amount of operating subsidy approvable for subject fiscal year not funded		
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds Obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		
<b>Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules</b>			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)		
03	Total additional amount due HUD (Include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)	0	

Project Number: WA00202505J

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
<b>Part H. Calculation of Year-end Adjustment for Subject Fiscal Year</b>			
<b>This part is to be completed only after the subject fiscal year has ended</b>			
01	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility adjustment <input type="checkbox"/> Other (Specify under Section 3)		
02	Utility adjustment (from form HUD-52722-B)		
03	Deficit or (Income) after year-end adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustment (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		

## Section 3

Remarks (provide part and line numbers)

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized HA Representative &amp; Date:

Signature of Authorized Field Office Representative &amp; Date:

X

X



# Estimate of Total Required Annual Contributions

U.S. Department of Housing  
and Urban Development  
Section 8  
Housing Assistance Payments Program

## Rental Vouchers

ObNote: See instructions in appropriate program handbooks.

OMB No. 2502-0348 (exp. 10/31/86)

1. Public Housing Agency (Name and Address)

King County Housing Authority  
600 Andover Park West  
Seattle, WA 98188

2. Project No.

WA002VOO 129

3. Submission

☒ Original ☐ Revision No.

4. Annual Contributions Contract No.

WA002VO

5. HUD Field Office

Seattle

6. HUD Regional Office

7. No. Dwelling U.S. No. Units Months

5,799

69,588

8. Housing Program Type (Mark One)

☐ (a) New Construction ☐ (b) Substantial Rehab ☐ (c) Moderate Rehab ☐ (d) Existing Certificates ☒ (e) Housing Vouchers

10. PHA Fiscal Year Ending Date (Mark one and complete year)

☐ (a) March 31, ☒ (b) June 30, ☐ (c) September ☐ (d) December **2005**

I. Maximum Annual Contributions	PHA Estimate (Housing Vouchers Only)		PHA Estimate Total (c)	HUD Approved (Housing Vouchers Only)		HUD Approved Total (f)
	Housing Payments (a)	PHA Fee (b)		Housing Payments (d)	PHA Fee (e)	
11. Maximum Annual Contributions Commitment			51,830,534			
12. Prorata Maximum Annual Contributions Applicable to a Period in Excess of 12 months						
13. Maximum Annual Contributions for Fiscal Year (Line 11 plus Line 12)			51,830,534			
14. Project Account-Estimated or Actual Balance at Beginning of Requested Fiscal Year			** 4,319,211			
15. Total Annual Contributions Available - Estimated or Actual (Line 13 plus Line 14)			56,149,745			

\*\* Estimated one month reserve  
from Maximum ACC estimate

4,319,211

I hereby certify that no one employee is being paid  
more than 100 % of their salary through this or any  
other PHA program or combination thereof.

Stephen J. Norman, Executive Director

II. Estimate of Required Annual Contributions	PHA Estimate (Housing Vouchers Only)		PHA Estimate Total (c)	HUD Approved (Housing Vouchers Only)		HUD Approved Total (f)
	Housing Payments (a)	PHA Fee (b)		Housing Payments (d)	PHA Fee (e)	
16. Estimated Annual Housing Assistance Payments (Form HUD-52672, Line 15)			46,681,308			
17. Estimated Ongoing Administrative Fee (Form HUD-52672, Line 18)			4,005,472			
18. Estimated Hard-to-House Fee (Form HUD-52672, Line 19)			80,100			
19. Estimated Independent Public Accountant Audit Costs			25,000			
20. Estimated Preliminary Administrative and General Expense (Form HUD-52672, Lines 27 and 36)		FSS	125,000			
21. Carryover of Preliminary Administrative and General Expense (Form HUD-52672, Lines 27 and 36)						
22. Estimated Non-Expendable Equipment Expense (Form HUD-52672, Line 32)						
23. Carryover of Non-Expendable Equipment Expense not Expended in the Previous FY Ending:						
24. Total Annual Contributions Required - Requested Fiscal Year (Lines 16 through 23)			50,916,880			
25. Deficit at End of Current Fiscal Year - Estimated or Actual						
26. Total Annual Contributions Required (Line 24 plus Line 25)			50,916,880			
27. Estimated Project Account Balance at End of Requested Fiscal Year (Line 15 minus Line 26)			5,232,865			
28. Provision for Project Account - Requested Fiscal Year Increase (decrease) (Line 27 minus Line 14)			913,654			

### III. Annual Contributions Approved

29. Total Annual Contributions Approved - Requested Fiscal Year (Line 26 plus Increase, if any, on Line 28)			51,830,534			
30. Source of Total Contributions Approved - Requested Fiscal Year:						
(a) Requested Fiscal Year Maximum Annual Contributions Commitment (Line 13 or Line 29, whichever is less).						
(b) Project Account (Line 29 minus Line 30(a))						

Signature, Name and Title of PHA Approving Official (and date)

Signature, Name and Title of Approving HUD Field Office Official (and date)

Stephen J. Norman, Executive Director

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: King County Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P002501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) X Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	5,533,626.00	5,533,626.00	1,158,442.00	616,178.71
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	5,533,626.00	5,533,626.00	1,158,442.00	616,178.71
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security– Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service	0.00			

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P002501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
WA2-09 Valli Kee	a) Infrastructure upgrades Phase I: Water Mains, Storm Drains, Paving, Concrete, Flatwork, Surface Water Management Site Lighting, Mailbox Shelter, Landscaping, Signage.	1450	1	500,000.00	0.00	0.00	0.00	
	WA 2-09 Total			500,000.00	0.00	0.00	0.00	
WA2-17 Ballinger Homes	a) Landscaping & Site Signage b) Building Signage c) Community Building Remodel	1450 1460 1470	1 110 1	100,000.00 10,000.00 230,000.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	
	WA 2-17 Total			340,000.00	0.00	0.00	0.00	
WA2-18 Riverton Terrace	a) Complete Unit Interior Remodel and Structural Upgrades	1460	30	900,000.00	0.00	0.00	0.00	
	WA 2-18 Total			900,000.00	0.00	0.00	0.00	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
WA2-21 Casa Juanita	a) Fire/Life Safety Upgrades including Fire sprinklers, Fire Alarm, Domestic Water, Heating, Ventilating and Indoor Air Quality Systems; Corridor/ Lobby/ Common and Community Areas Remodel; Automatic Entry Doors, Structural Upgrades, Signage.	1460	80	520,000.00	0.00	0.00	0.00	Multiple Fund Years CFP 02 CFP 03
	WA2-21 Total			520,000.00	0.00	0.00	0.00	
WA2-26 Burndale Homes	a) Complete Unit Interior Remodel and Structural Upgrades	1460	22	660,000.00	0.00	0.00	0.00	Multiple Fund Years CFP 02 CFP 03
	WA2-26 Total			660,000.00	0.00	0.00	0.00	
WA2-34 Springwood Apartments	a) Recreation Center Demolition	1485	1	70,000.00	0.00	0.00	0.00	
	WA2-34 Total			70,000.00	0.00	0.00	0.00	
WA2-35 Cascade Homes	Infrastructure Upgrades Phase I: Water Mains, Storm Drains, Paving, Concrete Flatwork, Surface Water Management, Site Lighting, Landscaping, Signage a) Maintenance Storage Building -- New Construction	1450	1	500,000.00	0.00	0.00	0.00	Multiple Fund Years - CFP 02 CFP 03
	WA2-35 Total			50,000.00	0.00	0.00	0.00	
				550,000.00	0.00	0.00	0.00	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P002501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
WA2-43 Pickering Court	a) Complete Unit Interior Remodel, Structural Upgrades, Deck Upgrades	1460	30	750,000.00	0.00	0.00	0.00	
	<b>WA2-43 Total</b>			<b>750,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
WA2-55 Campus Court	a) Windows, Siding	1460	13	100,000.00	0.00	0.00	0.00	
	<b>WA2-55 Total</b>			<b>100,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
WA2-61 Victorian Woods	a) Roofing, Windows, Siding	1460	15	150,000.00	0.00	0.00	0.00	
	<b>WA2-61 Total</b>			<b>150,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
WA2-62 Shoreham Apartments	a) Windows, Siding	1460	18	130,000.00	0.00	0.00	0.00	
	<b>WA2-62 Total</b>			<b>130,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
PHA Wide	a) Keyless Entry Upgrades	1460	Var	20,000.00	0.00	0.00	0.00	
	a) Keyless Enry Upgrades	1470	Var	20,000.00	0.00	0.00	0.00	
	<b>Total</b>			<b>40,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
PHA Wide	a) Appliances	1465	Var	50,000.00	0.00	0.00	0.00	
	<b>Total</b>			<b>50,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
PHA Wide Management Improvements	MANAGEMENT IMPROVEMENTS							
	a) Construction Dept. Staff – Comprehensive Needs Assessment	1408	8	138,000.00	0.00	0.00	0.00	
	b) Resident Services – Initiatives Coordinators	1408	2	50,000.00	0.00	0.00	0.00	
	c) Boys and Girls Club – Coordinating Services	1408	Var	50,000.00	0.00	0.00	0.00	
	d) Youngs Lake YMCA	1408	1	40,000.00	0.00	0.00	0.00	
	e) Resident Advisory Board and Resident Council Activities	1408	Var	7,000.00	0.00	0.00	0.00	
	f) Safety Officer, Staff Training, Safety Manual Development & Implementation	1408	1	60,000.00	0.00	0.00	0.00	
	g) Training – Construction Dept. Staff, Resident Services Department Staff, Administrative Services Department Staff	1408	Var	11,500.00	0.00	0.00	0.00	
	h) Security Police Patrols	1408	Var	175,000.00	0.00	0.00	0.00	
	i) Management Improvement Study	1408	Var	5,000.00	0.00	0.00	0.00	
	j) Database Reporting Software and Training; Keyless Entry Software, Anti-spam Software, Adobe Software	1408	Var	79,500.00	0.00	0.00	0.00	
	k) Translations	1408	Var	5,000	0.00	0.00	0.00	
<b>Total Management Improvements</b>				<b>621,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P002501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
PHA Wide Administration	ADMINISTRATION							
	a) Advertising	1410	Var	1,200.00	0.00	0.00	0.00	0.00
	b) Salaries & Benefits	1410	14	597,780.00	0.00	0.00	0.00	0.00
	Total Administration			598,980.00	0.00	0.00	0.00	0.00
PHA Wide Planning	PLANNING							
	a) A & E/Consultant Services	1430	Var	495,000.00	0.00	0.00	0.00	0.00
	b) Building Permits	1430	Var	12,000.00	0.00	0.00	0.00	0.00
	c) Sundry/Planning Costs	1430	Var	10,000.00	0.00	0.00	0.00	0.00
	Total Planning			517,000.00	0.00	0.00	0.00	0.00
PHA Wide Non-Dwelling Equipment	NON-DWELLING EQUIPMENT							
	a) Computer Hardware	1475	Var	13,500.00	0.00	0.00	0.00	0.00
	b) Furnishings – Senior Buildings	1475	Var	80,000.00	0.00	0.00	0.00	0.00
	c) Playground Equipment	1475	3	30,000.00	0.00	0.00	0.00	0.00
	Total Non-Dwelling Equipment			123,500.00	0.00	0.00	0.00	0.00
PHA Wide Relocation	RELOCATION							
	a) Relocation coordinator	1495	1	55,000.00	0.00	0.00	0.00	0.00
	b) Relocation Costs	1495	Var	50,000.00	0.00	0.00	0.00	0.00
	Total Relocation			105,000.00	0.00	0.00	0.00	0.00



# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name: King County Housing Authority		X Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2008
	Consolidated Statement				
WA2-03 Green River		0.00	750,000	1,000,000	0.00
WA2-08 Avondale		50,000	0.00	0.00	600,000
WA2-10 Mardi Gras		250,000	500,000	0.00	1,000,000
WA2-12 Firwood		1,300,000	0.00	0.00	0.00
WA2-15 Paramount		100,000	0.00	0.00	0.00
WA2-20 Southridge		0.00	1,100,000	0.00	0.00
WA2-21 Casa Juanita		0.00	400,000	0.00	0.00
WA2-22 Yardley Arms		1,200,000	0.00	0.00	0.00
WA2-24 Brittany Park		0.00	1,100,000	0.00	0.00
WA2-25 Casa Madrona		0.00	0.00	1,750,000	0.00
WA2-26 Burdale		940,000	0.00	0.00	0.00
WA2-34 Springwood		0.00	720,000	1,800,000	2,400,000
WA2-35 Cascade		0.00	50,000	0.00	0.00
WA2-39 College Place		60,000	0.00	0.00	0.00
WA2-43 Pickering CT		450,000	0.00	0.00	0.00
WA2-57 Vista Hs.		0.00	50,000	0.00	0.00
WA2-62 Youngs Lake		500,000	0.00	0.00	0.00
1408 Mgmt Improvent		565,480	575,480	625,480	575,480
1410 Administration		600,000	600,000	600,000	600,000
1430 Planning		450,000	450,000	450,000	450,000
1465 Dwell Equip.		50,000	50,000	50,000	50,000
1475 Non-Dwell Equip.		50,000	50,000	50,000	50,000
1485 Demolition		50,000	50,000	50,000	50,000
1495 Relocation		100,000	100,000	100,000	100,000
PHA Wide 1450		0.00	0.00	0.00	250,000
PHA Wide 1460		0.00	100,000	250,000	600,000
Total CFP Funds (Est.)		6,725,480	6,725,480	6,725,480	6,725,480

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 04 PHA FY: 05			Activities for Year: 3 FFY Grant: 05 PHA FY: 06		
	Development Name/Number	Major work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	WA2-62 Youngs Lake	Infrastructure Upgrades	500,000	WA2-24 Brittany Park	Fire/Life Safety Upgrades, Domestic Water and Heating Systems Upgrades; Common Area Remodel Auto Entry Doors, Signage	1,100,000
	WA2-39 College Place	Crawl Space, Insulation, Ground Cover	60,000	WA2-03 Green River	Complete Unit Interior & Exterior Remodel	750,000
				WA2-21 Casa Juanita	Continue Fire/Life Safety; Infrastructure Upgrades; Roofing	400,000
	WA2-10 Mardi Gras	Deck Replacement	250,000	WA2-10 Mardi Gras	Infrastructure Upgrades	500,000
	WA2-12 Firwood Circle	Complete Unit Interior Remodel	1,300,000	WA2-34 Springwood Apartments	Complete Redevelopment and Renovation -Interior & Exterior of Units	720,000
	WA2-43 Pickering Court	Infrastructure Upgrades	450,000	WA2-20 Southridge House	Fire/Life Safety Upgrades/Common Areas Remodel; Domestic Water & Heating Systems Upgrades; Furnishings; Automatic Entry Doors; Signage; Infrastructure Upgrades	1,100,000

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 04 PHA FY: 05	Activities for Year: 3 FFY Grant: 05 PHA FY: 06
WA2-22 Yardley Arms	Fire/Life Safety Upgrades/Common Areas Remodel; Domestic Water & Heating Systems Upgrades; Furnishings; Automatic Entry Doors; Signage;	1,200,000
WA2-15 Paramount House	Fire alarm system. Fencing; Windows	100,000
WA2-08 Avondale Manor	Community Building Upgrades/Deck Replacement	50,000
WA2-26 Burndale Homes	New Community Building/Infrastructure Upgrades/ Continuation of Interior Renovation	940,000
	Total CFP Estimated Cost	\$4,850,000
		\$4,770,000

# **Capital Fund Program Five-Year Action Plan** **Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year <u>4</u> FFY Grant: 06 PHA FY: 07			Activities for Year: <u>5</u> FFY Grant: 07 PHA FY: 08		
	WA2-225 Casa Madrona	Fire/Life safety/Common Area/Structural/Electrica I/Mechanical/Plumbing Upgrades. Infrastructure Improvements	1,750,000	WA2-10 Mardi Gras	Fire/Life safety/Common Area/Structural/Electrica I/Mechanical/Plumbing Upgrades. Automatic Entry Doors, Signage.	1,000,000
	WA2-03 Green River Homes	Continuation of Interior and Exterior Renovations	1,000,000	WA2-34 Springwood Apartments	Continuation of Complete Redevelopment Project	2,400,000
	WA2-34 Springwood apartments	Continuation of Complete Redevelopment Project	1,800,000	WA2-08 Avondale Manor	Complete Unit Interior Remodel	600,000
				PHA Wide	Roofing	350,000
	PHA Wide	Continuation of Community Buildings and Community Rooms Upgrades	250,000	PHA Wide	Continuation of Community Buildings and Community Rooms Upgrades	250,000
				PHA Wide	Landscaping Upgrades	250,000
Total CFP Estimated Cost			\$4,800,000			\$4,850,000

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part III: Implementation Schedule**

PHA Name: King County Housing Authority	Grant Type and Number Capital Fund Program No: WA19P002501-03 Replacement Housing Factor No:	Federal FY of Grant: 2003	
Development Number Name/HA- Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates
	Original 6/30/05	Revised	Actual
WA2-09 Valli Kee			
WA2-17 Ballinger			
WA2-18 Riverton			
WA2-21 Casa Juanita			
WA2-26 Burndale			
WA2-34 Springwood			
WA2-35 Cascade Homes			
WA2-43 Pickering CT			
WA2-55 Campus Court			
WA2-61 Victorian Woods			
WA2-62 Shoreham			
PHA Wide Mgmt			
PHA Wide Admin			
PHA Wide Planning			
PHA Wide Dwell. Equip			
PHA Wide Non-Dwell			
PHA Wide Demolition			
PHA Wide Relocation			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: King County Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> X Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
Total Estimated Cost					
Total Actual Cost					
1	Total non-CFP Funds				
2	1406 Operations	0.00	50,000.00	49,847.81	49,847.81
3	1408 Management Improvements Soft Costs	618,110.00	628,097.33	340,796.39	133,122.45
	Management Improvements Hard Costs				
4	1410 Administration	649,833.00	650,045.89	17,164.25	17,164.25
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	393,000.00	393,000.00	294,680.63	139,583.27
9	1450 Site Improvement	1,600,973.00	1,306,079.24	1,306,079.24	1,306,079.24
10	1460 Dwelling Structures	2,816,055.00	3,109,719.10	3,066,983.79	2,450,296.76
11	1465.1 Dwelling Equipment--Nonexpendable	50,000.00	47,096.00	47,096.00	47,096.00
12	1470 Nondwelling Structures	300,000.00	297,228.97	297,228.97	297,228.97
13	1475 Nondwelling Equipment	178,000.00	174,704.47	31,475.01	31,475.01
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	119,509.00	69,509.00	4,941.43	4,941.43
18	1499 Development Activities				
19	1502 Contingency	0.00	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines....)	6,725,480.00	6,725,480.00	5,456,293.52	4,476,835.19
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	75,000	75,000	75,000	0.00
	Amount of line XX Related to Security--Soft Costs	245,000	245,000	0.00	0.00
	Amount of Line XX related to Security-- Hard Costs			245,000	0.00
	Amount of line XX Related to Energy Conservation Measures	490,000	490,000	490,000	0.00
	Collateralization Expenses or Debt Service	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages										
PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original Estimate	Revised Estimate	Obligated	Expended			
WA2-05 Park Lake II.	a) Electrical-Upgrades, Smoke detectors, Hazmat Abatement, Drywall, Painting, and other work to complete installation.	1460	165	8,981.00	10,026.19	10,026.19	10,026.19	Phase I -Exterior Lights completed		
	WA 2-05 Total			8,981.00	10,026.19	10,026.19	10,026.19			
WA2-09 Valli Kee	a) Emergency Furnace Replacement	1460	14	0.00	23,988.00	23,988.00	23,988.00			
	WA2-09 Total			0.00	23,988.00	23,988.00	23,988.00			
WA2-16 Northridge I	a) Complete Interior Fire, Life Safety Upgrades, including Fire Alarm & Fire Sprinklers	1460	70	390,000.00	592,673.32	592,673.32	592,673.32			
	b) Roofing	1460	70	0.00	0.00	0.00	0.00			
	c) Windows and Doors	1460	70	0.00	4,774.30	4,774.30	4,774.30			
	WA2-16 Total			390,000.00	597,447.62	597,447.62	597,447.62			
WA2-17 Ballinger Homes	a) Roofing/Structural/Upgrades	1460	110	800,000.00	746,431.73	746,431.73	746,431.73			
	WA2-17 Total			800,000.00	746,431.73	746,431.73	746,431.73			

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
WA2-21 Casa Juanita	a) Fire/Life Safety Upgrades including Fire Alarm, Fire Sprinklers, New Domestic Water Lines; New Heating and Indoor Air Quality Improvements; Complete Corridor & Lobby Remodel; New Automatic Entry Doors; Window Coverings; Signage & Complete Community Room Remodel.	1460	80	700,000.00	810,451.18	169,794.05	169,794.05	Project Funding Split CFP02 & 03
	WA2-21 Total			700,000.00	810,451.18	169,794.05	169,794.05	
WA2-22 Yardley Arms	a) Fire/Life Safety Upgrades including Fire Alarm, Fire Sprinklers, New Domestic Water Lines; New Heating System & Indoor Air Quality Improvements; Complete Corridor & Lobby Remodel; New Automatic Entry Doors; Window Coverings; Signage & Complete Community Room Remodel.	1460	1	0.00	0.00	0.00	0.00	Deferred to future CFP 04 funding
	WA2-22 Total			0.00	0.00	0.00	0.00	
WA2-26 Burndale Homes	) Complete Interior Unit Remodel ) Emergency Furnace Replacement	1460 1460	1 50	142,682.00 0.00	0.00 102,232.71	0.00 102,232.71	0.00 102,232.71	
	WA2-26 Total			142,682.00	102,232.71	102,232.71	102,232.71	



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
WA2-29 Northridge II	a) Complete Interior Fire, Life Safety Upgrades, including Fire Alarm & fire Sprinklers	1460	70	390,000.00	278,433.19	278,433.19		Continuation of CFP 01 Project
	b) Windows and Doors	1460	70	0.00	50,211.86	50,211.86		
	c) Roofing	1460	70	0.00	0.00	0.00		
	WA2-29 Total			390,000.00	328,645.05	328,645.05		
WA2-34 Springwood	a) Community Building Remodel & Family Center Building Construction including Site Work, Paving/Parking; Stream Mitigation; Storm Drainage; Site Lighting.	1470	1	50,000.00	52,171.35	52,171.35		Stream Mitigation, Mail box replacement, bio-swale-work completed.
WA2-35 Cascade	a) Maintenance Shop (New Construction) b) Underground Utilities c) Storage Units d) Remodel Community Bldg.			50,000.00	52,171.35	52,171.35		
		1470	1	0.00	71,888.20	71,888.20		
		1450	1	550,000.00	219,920.14	219,920.14		
		1460	108	350,000.00	339,433.16	320,668.03		
WA2-35 Total		1470	1	250,000.00	173,169.42	173,169.42		
				1,151,100.00	804,410.92	804,410.92		
WA2-39 College Place	a) Surface Water Management; Underground Utilities/Paving/Curbs/ Gutters Structural Upgrades b) Complete Unit Interior Remodel.	1450	1	800,000.00	834,825.72	834,825.72		Project Funding Split CFP 01-02
		1460	5	0.00	0.00	0.00		
		WA2-39 Total			450,000.00	834,825.72	834,825.72	
								Deferred

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
WA2-46 Cedarwood	a) Emergency Furnace Replacement	1460	8	0.00	14,668.00	14,668.00	14,668.00	Completed
	WA2-46 Total			0.00	14,668.00	14,668.00	14,668.00	
WA2-55 Campus Court	a) Roofing, Gutters, Downspouts, Exterior Upgrades	1460	2	34,392.00	35,678.48	35,678.48	35,678.48	Completed
	WA2-55 Total			34,392.00	35,678.48	35,678.48	35,678.48	
WA2-62 Shoreham	a) Surface Water Management; Paving; Curbs; Sidewalks	1450	1	251,000.00	251,333.38	251,333.38	251,333.38	Completed
	WA2-62 Total			251,333.00	251,333.38	251,333.38	251,333.38	
WA2-12 Firwood Circle	a) Complete Unit Interior Remodel	1460	50	0.00	0.00	0.00	0.00	Delayed
	b) Emergency Furnace Replacement	1460	50	0.00	100,716.90	100,716.90	100,716.90	Completed
	WA2-12 Total			0.00	100,716.90	100,716.90	100,716.90	
PHA Wide	a) Community Buildings/Rooms Remodels (Ballinger & Burndale)	1470	Various	0.00	0.00	0.00	0.00	Deferred
	Total			0.00	0.00	0.00	0.00	
PHA Wide	a) Appliances	1465	Various	50,000.00	47,096.00	47,096.00	47,096.00	
	Total			50,000.00	47,096.00	47,096.00	47,096.00	
Operations		1406	Various	0.00	50,000.00	49,847.81	49,847.81	
	Total			0.00	50,000.00	49,847.81	49,847.81	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
PHA Wide	MANAGEMENT IMPROVEMENTS	1408						
	Resident services Initiatives Coordinator	1408	3	11,696.00	11,696.00	11,696.00	4,096.56	
	Boys & Girls club Coordinating Services	1408	Various	51,500.00	51,499.00	51,499.00	51,499.00	
	Young's Lake YMCA	1408	1	42,000.00	42,000.00	42,000.00	34,127.33	
	Resident Council Activities	1408	Various	9,000.00	9,000.00	1,483.19	1,483.19	
	Security Police Patrols	1408	1	0.00	24,940.00	0.00	0.00	
	Main System Software - Purchase & Install	1408	1	300,000.00	300,000.00	177,544.26	0.00	
	Safety Officer-Safety Program	1408	1	40,000.00	30,000.00	0.00	0.00	
	Development, Implementation & Train.							
	Training C & M	1408	Various	0.00	0.00	0.00	0.00	
	IS Staff Support for Computer Software	1408	Various	92,348.00	92,348.00	0.00	0.00	
	Training							
	Construction Dept. Staff-Comprehensive	1408	6	56,316.00	41,376.00	41,376.00	26,718.43	
	Needs Assessments							
Management Improvement Studies	1408	Various	5,000.00	14,988.33	14,988.33	14,988.33		
Translations	1408	Various	5,000.00	5,000.00	30.00	30.00		
Develop Site Based Marketing Tools	1408	1	5,000.00	5,000.00	179.61	179.61		
Access Telephone Tracking Training	1408	1	250.00	250.00	0.00	0.00		
	Management Improvement Total			618,110.00	628,097.33	340,796.39	133,122.45	
PHA WIDE	ADMINISTRATION	1410						
	Advertising	1410	Various	3,000.00	3,212.89	3,212.89	3,212.89	
	Administrative Salaries	1410	15	496,685.00	496,685.00	11,087.40	11,087.40	
	Administrative Benefits	1410	15	150,148.00	150,148.00	2,863.96	2,863.96	
	PHA wide Administration Total			649,833.00	650,045.89	17,164.25	17,164.25	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost	
				Original Estimate	Revised Estimate	Obligated	Expended
PHA WIDE	PLANNING	1430	Various	0.00	0.00	0.00	0.00
	Clerk of the Works	1430	Various	350,000.00	346,881.46	251,645.47	96,548.11
	A & E Professional Services	1430	Various	10,000.00	0.00	0.00	0.00
	Building Conditions Survey	1430	Various	0.00	765.00	765.00	765.00
	Safety/Hazmat Consultants	1430	Various	23,000.00	35,353.54	35,353.54	35,353.54
	Building Permit Fees	1430	Various	10,000.00	10,000.00	6,916.62	6,916.62
	Sundry/Planning Costs	1430	Various	393,000.00	393,000.00	294,680.63	139,583.27
	PHA Wide Planning Total						
PHA WIDE	NON-DWELLING EQUIPMENT	1475					
	Computer Hardware - Purchase & Install	1475	1	40,000.00	40,000.00	16,770.54	16,770.54
	Vehicle C & M	1475	2	18,000.00	14,704.47	14,704.47	14,704.47
	Auxiliary emergency Power System at CO	1475	1	0.00	0.00	0.00	0.00
	Furnishings - Senior Buildings	1475	various	120,000.00	120,000.00	0.00	0.00
	PHA Wide Non-Dwelling Equip Total			178,000.00	174,704.47	31,475.01	31,475.01
PHA WIDE	RELOCATION	1495					
	Relocation Coordinator	1495	1	63,824.00	38,824.00	0.00	0.00
	Relocation Costs	1495	Various	55,685.00	30,685.00	4,941.43	4,941.43
	PHA Wide Relocation Total			119,509.00	69,509.00	4,941.43	4,941.43
PHA WIDE	CONTINGENCY	1502					
	Contingency	1502	Various	0.00	0.00	0.00	0.00
	PHA WIDE Contingency Total			0.00	0.00	0.00	0.00
	GRAND TOTAL			6,725,480.00	6,725,480.00	5,456,293.52	4,476,835.19

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part III: Implementation Schedule**

PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program No: WA19P002501-02 Replacement Housing Factor No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WA2-05 Park Lake II	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
WA2-16 Northridge I	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
WA2-17 Ballinger Homes	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
WA2-21 Casa Juanita	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
WA2-22 Yardley Arms	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
WA2-26 Burndale	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
WA2-29 Northridge II	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
WA2-34 Springwood	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
WA2-35 Cascade Homes	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
WA2-39 College Place	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
WA2-55 Campus Court	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
WA2-62 Shoreham	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
WA2-12 Firwood Circle	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
PHA Wide Management Improvements	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part III: Implementation Schedule**

PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program No: WA19P002501-02 Replacement Housing Factor No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised		Actual
PHA Wide Administration	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
PHA Wide Planning	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
PHA Wide Non-Dwelling Equipment	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
PHA Wide Relocation	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	
PHA Wide Contingency	3/31/04	6/30/04	N/A	9/30/05	6/30/06	N/A	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report									
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost				
		Original	Revised	Obligated	Expended				
1	Total non-CFP Funds								
2	1406 Operations								
3	1408 Management Improvements Soft Costs	675,405.00	675,405.00	675,405.00	430,342.66				
	Management Improvements Hard Costs								
4	1410 Administration	654,833.00	654,833.00	654,833.00	550,151.31				
5	1411 Audit								
6	1415 Liquidated Damages								
7	1430 Fees and Costs								
8	1440 Site Acquisition	398,585.00	444,594.42	444,594.42	286,315.57				
9	1450 Site Improvement	1,655,851.94	1,721,471.94	1,721,471.94	1,721,471.94				
10	1460 Dwelling Structures	3,345,727.76	3,279,829.16	3,279,829.16	3,279,829.16				
11	1465.1 Dwelling Equipment--Nonexpendable	0.00	0.00	0.00	0.00				
12	1470 Nondwelling Structures	8,404.30	8,535.94	8,535.94	8,535.94				
13	1475 Nondwelling Equipment	133,648.00	133,649.00	133,649.00	128,791.84				
14	1485 Demolition	55,586.00	55,731.96	55,731.96	55,731.96				
15	1490 Replacement Reserve								
16	1492 Moving to Work Demonstration								
17	1495.1 Relocation Costs	119,509.00	73,499.58	73,499.58	47,735.24				
18	1499 Development Activities								
19	1502 Contingency	0.00							
	Amount of Annual Grant: (sum of lines....)	7,047,550.00	7,047,550.00	7,047,550.00	6,508,905.62				
	Amount of line XX Related to LBP Activities	0.00	0.00	0.00	0.00				
	Amount of line XX Related to Section 504 compliance	0.00	0.00	0.00	0.00				
	Amount of line XX Related to Security--Soft Costs	0.00	0.00	0.00	0.00				
	Amount of Line XX related to Security-- Hard Costs	200,000.00	200,000.00	200,000.00	50,000.00				
	Amount of line XX Related to Energy Conservation Measures	200,000.00	200,000.00	200,000.00	200,000.00				
	Collateralization Expenses or Debt Service	0.00	0.00	0.00	0.00				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: King County Housing Authority

Grant Type and Number  
Capital Fund Program Grant No: WA19P002501-01  
Replacement Housing Factor Grant No:

Federal FY of Grant: 2001

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost			Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Obligated	Expended	
WA2-03 Green River Homes	a) Complete Interior Unit Remodel	1460	60	0.00	0.00	0.00	0.00	0.00	Delayed
	<b>WA 2-03 Total</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
WA2-05 Park Lake II	a) Electrical-Upgrade Fire Detection System including smoke detector installation, hazmat abatement, drywall, painting, and other work to complete installation b) Fences	1460 1450	165 1	36,901.04 55,196.94	37,014.04 21,952.90	37,014.04 21,952.90	37,014.04 21,952.90	37,014.04 21,952.90	Phase I Completed-28 Units Completed
	<b>WA 2-05 Total</b>			<b>92,070.98</b>	<b>58,966.94</b>	<b>58,966.94</b>	<b>58,966.94</b>	<b>58,966.94</b>	
WA2-16 Northridge I	a) Complete Interior Fire, Life Safety Upgrades, including Fire Alarm & Fire Sprinklers b) Upgrade Domestic Water Lines c) Complete Corridor & Lobby Remodel d) Decks/Structural	1460 1460 1460 1460	70 70 1 70	400,000.00 205,000.00 205,000.00 390,000.00	0.00 257,059.84 172,103.50 275,111.34	0.00 257,059.84 172,103.50 275,111.34	0.00 257,059.84 172,103.50 275,111.34	0.00 257,059.84 172,103.50 275,111.34	Moved to CFP 02
	<b>WA2-16 Total</b>			<b>1,200,000.00</b>	<b>704,274.68</b>	<b>704,274.68</b>	<b>704,274.68</b>	<b>704,274.68</b>	



Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages										
PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original Estimate	Revised Estimate	Obligated	Expended			
WA2-17 Ballinger Homes	a) Additional Parking/Paving/Curbs/Gutters	1450	1	442,883.00	505,690.88	505,690.88	505,690.88	Delayed		
	b) Complete Community building Expansion & Remodel	1470	1	0.00	0.00	0.00	0.00			
	c) Remove & Replace Mailboxes	1450	1	10,475.00	10,475.00	10,475.00	10,475.00			
	d) Underground Utilities, Landscape, Water, Sewer, Drainage	1450	1	442,883.00	530,736.05	530,736.05	530,736.05			
	e) Fences	1450	1	221,441.00	207,555.29	207,555.29	207,555.29			
	f) Roofing, Gutters, Downspouts	1460	1	333.72	333.72	333.72	333.72			
	WA2-17 Total			1,118,015.72	1,254,790.94	1,254,790.94	1,254,790.94	Cancelled-Utility Co. funding		
WA2-18 Riverton Terrace	a) Upgrade Corridor & Lobby Interior Lighting	1460	60	0.00	0.00	0.00	0.00	Completed: Force Account		
	b) Complete Community Building Remodel	1470	1	8,404.30	8,404.30	8,404.30	8,404.30			
WA2-29	WA2-18			8,404.30	8,404.30	8,404.30	8,404.30			
Northridge II	) Complete Interior Fire, Life Safety Upgrades, including Fire Alarm & Fire Sprinklers	1460		400,000.00	202,491.05	202,491.05	202,491.05			
	b) Upgrade Domestic Water Lines	1460	70	205,000.00	273,268.50	273,268.50	273,268.50			
	c) Complete Corridor & Lobby Remodel	1460	1	205,000.00	562,032.00	562,032.00	562,032.00			
	d) Exterior Lighting Upgrade	1460	1	0.00	0.00	0.00	0.00			
	e) Appliances	1465	70	0.00	0.00	0.00	0.00			
	f) Decks/Structural	1460	70	390,000.00	488,354.48	488,354.48	488,354.48			
	WA2-29 Total			1,200,000.00	1,526,146.03	1,526,146.03	1,526,146.03			
WA2-11 Plaza 17	a) Mechanical/Heating system Upgrade	1460	1	53,952.00	61,734.00	61,734.00	61,734.00			
	WA2-11 Total			53,952.00	61,734.00	61,734.00	61,734.00			

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost			
				Original Estimate	Revised Estimate	Obligated	Expended		
WA2-34 Springwood	a) Demolition building 41	1485	12	50,000.00	55,731.96	55,731.96	55,731.96		
	b) Demolition Community Center	1485	1	50,000.00	0.00	0.00	0.00		
	c) Rebuild community Center	1470	1	0.00	0.00	0.00	0.00		
	WA2-34 Total			100,000.00	55,731.96	55,731.96	55,731.96		
WA2-35 Cascade Homes	a) Complete Interior Unit Remodel	1460	108	835,000.00	925,116.05	925,116.05	925,116.05		
	b) Roofing. Gutter. Downspouts; fall protection	1460	108	0.00	0.00	0.00	0.00		
	c) Complete Interior & Exterior Community Center Expansion & remodel	1470	1	0.00	98.73	98.73	98.73		
	d) Construct on-site Maintenance building	1470	1	0.00	32.91	32.91	32.91		
	e) Underground Utilities, Paving	1450	1	0.00	0.00	0.00	0.00		
	f) Storage Units	1460	108	0.00	0.00	0.00	0.00		
	WA2-35 Total			835,000.00	925,247.69	925,247.69	925,247.69		
WA2-28 Eastridge House	a) Windows, Window coverings, Doors, Hardware	1460		17,012.00	17,011.88	17,011.88	17,011.88	Moved from CFP00	
	WA2-28 Total			17,012.00	17,011.88	17,011.88	17,011.88		
WA2-39 College Place	a) Parking Lot - Asphalt Overlay	1450	1	161,000.00	0.00	0.00	0.00		
	b) Surface Water Management	1450	1	161,000.00	0.00	0.00	0.00		
	c) Underground Utilities (water, sewer, drainage)	1450	1	161,000.00	445,061.82	445,061.82	445,061.82	Proj. Split CFP 01-02	
	d) Structural Decks, Walkways, Porches, crawlspaces	1460	1	2,529.00	8,198.76	8,198.76	8,198.76		
	WA2-39 Total			485,529.00	453,260.58	453,260.58	453,260.58		
PHA Wide	Hazmat Abatement	1460		0.00	0.00	0.00	0.00	Cancelled	
	Hazmat Abatement Total			0.00	0.00	0.00	0.00		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: King County Housing Authority				Grant Type and Number Capital Fund Program Grant No: WA19P002501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost			Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Obligated	Expended	
PHA Wide	MANAGEMENT IMPROVEMENTS	1408	1	63,824.00	63,824.00	63,824.00	63,824.00	25,547.74	
	Resident services Initiatives Coordinator	1408	1	3,473.00	3,473.00	3,473.00	3,473.00	0.00	
	FFS Coordinator	1408	Var.	48,500.00	48,500.00	48,500.00	48,500.00	48,500.00	
	Boys & Girls club Coordinating Services	1408	1	33,000.00	33,000.00	33,000.00	33,000.00	33,000.00	
	Young's Lake YMCA	1408	1	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	
	Resident Advisory Board: CFP Portion	1408	Var.	185,000.00	150,642.05	150,642.05	150,642.05	14,053.67	
	Security Police Patrols	1408	Var.	25,000.00	34,418.00	34,418.00	34,418.00	34,418.00	
	PH Video Translations	1408	1	4,900.00	4,900.00	4,900.00	4,900.00	0.00	
	Computer Software Licensing (Unitdata): add users								
	Computer Software Licensing (Wintergrate) add Users	1408	1	1,200.00	1,200.00	1,200.00	1,200.00	300.00	
	CCS Software - Purchase & Install	1408	1	120,197.00	120,197.00	120,197.00	120,197.00	111,251.56	
	Safety Officer C & M, Development, Implementation, & Training,	1408	1	50,000.00	69,130.75	69,130.75	69,130.75	69,130.75	
	Project Administrator C & M Safety Program	1408	1	0.00	0.00	0.00	0.00	0.00	
	Building Inspector C & M Physical Survey Training C & M	1408	1	53,384.00	53,384.00	53,384.00	53,384.00	48,908.94	
	IS Staff Support for Computer Software Training	1408	1	1,927.00	7,736.20	7,736.20	7,736.20	7,736.20	
	Project Administrator C & M Physical Needs Survey	1408	Var.	81,000.00	81,000.00	81,000.00	81,000.00	33,495.80	
	Project Administrator C & M Physical Needs Survey	1408	Var.	0.00	0.00	0.00	0.00	0.00	
	Project Administrator C & M Physical Needs Survey	1408	1	0.00	0.00	0.00	0.00	0.00	
	PHA Wide Management Improvements Total			675,405.00	675,405.00	675,405.00	675,405.00	430,342.66	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: King County Housing Authority				Grant Type and Number Capital Fund Program Grant No: WA19P002501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Original Estimate	Revised Estimate	Obligated	Expended	Total Actual Cost	Status of Work
PHA WIDE	ADMINISTRATION								
	Advertising	1410	Var.	3,000.00	3,982.65	3,982.65	3,982.65		
	Administrative Salaries	1410	15	496,685.00	496,685.00	496,685.00	452,051.73		
	Administrative Benefits	1410	15	150,148.00	150,148.00	150,148.00	94,021.31		
	Administrative Travel	1410	Var.	5,000.00	4,017.35	4,017.35	95.62		
	PHA wide Administration Total			654,833.00	654,833.00	654,833.00	550,151.31		
PHA WIDE	PLANNING								
	Clerk of the Works	1430	Var.	0.00	0.00	0.00	0.00		
	A & E Professional Services	1430	Var.	390,932.00	425,672.92	425,672.92	267,816.20		
	Building Conditions Survey	1430	Var.	0.00	0.00	0.00	0.00		
	Safety/Hazmat Consultants	1430	Var.	2,653.00	3,517.30	3,517.30	3,517.30		
	Building Permit Fees	1430	Var.	0.00	10,404.20	10,404.20	10,404.02		
	Sundry/Planning Costs	1430	Var.	5,000.00	5,000.00	5,000.00	4,578.05		
	PHA Wide Planning Total			398,585.00	444,594.42	444,594.42	286,315.57		
PHA WIDE	Contingency	1502	Var.	0.00	0.00	0.00	0.00		
	PHA Wide Contingency Total			0.00	0.00	0.00	0.00		
PHA WIDE	NON-DWELLING EQUIPMENT								
	CCS Hardware - Purchase & Install	1475	1	99,803.00	99,452.76	94,452.76	94,595.60		
	Vehicle C & M	1475	1	16,513.00	16,863.96	16,863.96	16,863.96		
	Furnishings - Senior Buildings	1475	Var.	17,332.00	17,332.28	17,332.28	17,332.28		
	PHA Wide Non-Dwelling Equip Total			133,648.00	133,649.00	133,649.00	128,791.84		
PHA WIDE	RELOCATION								
	Relocation Coordinator	1495	1	63,824.00	42,847.08	42,847.08	17,133.19		
	Relocation Costs	1495	Var.	55,685.00	30,602.50	30,602.50	30,602.50		
	PHA Wide Relocation Total			119,509.00	73,499.58	73,499.58	47,735.24		

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

## Part II: Supporting Pages

PHA Name: King County Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P002501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost			Status of Work
				Original Estimate	Revised Estimate	Total Actual Cost	
				Obligated	Expended		
	<b>Grand Total</b>			7,047,550.00	7,047,550.00	7,047,550.00	6,508,905.62

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule									
PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program No: WA19P002501-01 Replacement Housing Factor No:		Federal FY of Grant: 2001				
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates		
	Original	Revised	Actual	Original	Revised	Actual			
WA 2-03 Green River Homes	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05	N/A	Applying the new 2-year Obligation and 4-year Expenditure rule, pursuant to Section 9-1.1 Of the United States Housing Act of 1937, as amended.		
WA 2-05 Park Lake II	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05				
WA 2-11 Plaza 17	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05				
WA 2-16 Northridge I	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05				
WA 2-17 Ballinger Homes	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05				
WA 2-18 Riverton Terrace	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05				
WA 2-29 Northridge II	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05				
WA 2-34 Springwood	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05				
WA 2-35 Cascade Homes	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05				
PHA Wide Mgt. Improvements	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05				
Non-Dwelling Equipment	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05				
Administration	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05				
Planning	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05				
Relocation	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05				

Annual Statement/Performance and Evaluation Report					Federal FY of Grant:	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					2000	
PHA Name: King County Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 Replacement Housing Factor Grant No:				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) X Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended	Total Actual Cost
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements Soft Costs	706,089.00	606,360.64	606,360.64	606,360.64	606,360.64
4	Management Improvements Hard Costs	0	0	0	0	0
5	1410 Administration	679,491.00	677,623.88	677,623.88	677,623.88	677,623.88
6	1411 Audit	0	0	0	0	0
7	1415 Liquidated Damages	0	0	0	0	0
8	1430 Fees and Costs	438,000.00	522,752.81	522,752.81	522,752.81	522,752.81
9	1440 Site Acquisition	0	0	0	0	0
10	1450 Site Improvement	1,231,182.00	1,249,354.84	1,249,354.84	1,249,354.84	1,249,354.84
11	1460 Dwelling Structures	3,476,886.00	3,434,938.64	3,434,938.64	3,434,938.64	3,434,938.64
12	1465.1 Dwelling Equipment—Nonexpendable	57,831.00	68,559.60	68,559.60	68,559.60	68,559.60
13	1470 Nondwelling Structures	0	0	0	0	0
14	1475 Nondwelling Equipment	196,719.00	240,243.02	240,243.02	240,243.02	240,243.02
15	1485 Demolition	0	0	0	0	0
16	1490 Replacement Reserve	0	0	0	0	0
17	1492 Moving to Work Demonstration	0	0	0	0	0
18	1495.1 Relocation Costs	105,667.00	92,031.57	92,031.57	92,031.57	92,031.57
19	1499 Development Activities	0	0	0	0	0
20	1502 Contingency	0	0	0	0	0
21	Amount of Annual Grant: (sum of lines.....)	6,891,865.00	6,891,865.00	6,891,865.00	6,891,865.00	6,891,865.00
22	Amount of line XX Related to LBP Activities	0.00	0.00	0.00	0.00	0.00
23	Amount of line XX Related to Section 504 compliance	0.00	0.00	0.00	0.00	0.00
24	Amount of line XX Related to Security—Soft Costs	0.00	0.00	0.00	0.00	0.00
25	Amount of Line XX related to Security—Hard Costs	315,500.00	121,184.00	315,500.00	315,500.00	315,500.00
26	Amount of line XX Related to Energy Conservation Measures	490,000.00	545,348.00	490,000.00	490,000.00	490,000.00
27	Collateralization Expenses or Debt Service	0.00	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages PHA Name: King County Housing Authority									
Development Number Name/HA-Wide Activities		General Description of Major Work Categories		Dev. Acct. No.	Qty	Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
						Original Estimate	Revised Estimate	Obligated	Expended
						Total Estimated Cost	Total Actual Cost	Status of Work	
WA2-03 Green River Homes		a) Parking Spaces (for employees) b) Replace Gas furnace & Water Tanks Underground utilities (water, sewer, drainage)		1450 1460 1450	1 I	0.00 0.00 329,603.00	0.00 0.00 329,603.00	0.00 0.00 329,603.00	0.00 0.00 329,603.00
		WA 2-03 Total				329,603.00	329,603.00	329,603.00	
WA-06 Wayland Arms		a) Non-Dwelling Equip b) Elevator Repair & Rehab c) Windows, window coverings, doors, hardware d) Mechanical (water, fire sprinkler, sewer, HVAC) e) Electrical Service, fixtures		1475 1460 1460 1460 1460	70 70	4,518.00 6,699.00 0.00 0.00 0.00	4,518.00 6,699.00 0.00 0.00 0.00	4,518.00 6,699.00 0.00 0.00 0.00	
		WA2-06 Total				11,217.00	11,217.00	11,217.00	
WA2-07 Forest Glen		Exterior Lighting		1450		0.00	0.00	0.00	0.00
WA2-09 Valli Kee		a) Gutters, Downspouts Structural Upgrades		1460		0.00	0.00	0.00	0.00
		WA2-09				0.00	0.00	0.00	0.00
WA2-10 Mardi Gras		a) Hazardous Material Abatement (removal underground storage tank)		1460		0.00	0.00	0.00	0.00
		WA2-10 Total				0.00	0.00	0.00	0.00
WA2-11 Plaza 17		a) Mechanical Heating System Upgrade		1460		0.00	0.00	0.00	0.00
		WA2-11 Total				0.00	0.00	0.00	0.00
WA2-15 Paramount House		a) Low Voltage (fire alarm system) Intercom b) Mechanical (fire Sprinkler)		1460		9,217.00	9,216.56	9,216.56	9,216.56
						0.00	0.00	0.00	0.00



Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages PHA Name: King County Housing Authority									
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000		Status of Work			
		Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost			
				Original Estimate	Revised Estimate	Obligated	Expended		
	WA2-15 Total			9,217.00	9,216.56	9,216.56	9,216.56		
WA2-16 Northridge I	a) Appliances	1465		0.00	0.00	0.00	0.00		
	b) Exterior Lighting	1450		0.00	0.00	0.00	0.00		
	c) Deck/Structural	1460		0.00	0.00	0.00	0.00		
	d) Roof Fall Protection	1460		21,650.00	21,650.00	21,650.00	21,650.00		
	WA2-16 Total			21,650.00	21,650.00	21,650.00	21,650.00		
WA2-17 Ballinger Homes	a) Exterior Siding, Paint	1460	110	2,870.00	2,870.00	2,870.00	2,870.00		
	b) Fences	1450		0.00	0.00	0.00	0.00		
	c) Landscaping, Parking, Sidewalks, Curbs	1450		1,422.20	1,422.20	1,422.20	1,422.20		
	d) Underground Utilities (water, sewer, drainage)	1450		283,747.54	283,747.54	283,747.54	283,747.54		
	e) Windows	1460		462,235.09	462,235.09	462,235.09	462,235.09		
	WA2-17 Total			750,275.00	750,274.83	750,274.83	750,274.83		
WA2-19 Munro Manor	a) Deck Re-Coating	1460		0.00	0.00	0.00	0.00		
	b) Electrical Service, Fixtures (common areas & exit lights)	1460		0.00	0.00	0.00	0.00		
	WA2-34 Total			0.00	0.00	0.00	0.00		
WA2-20 Southridge	a) Low Voltage (fire alarm)	1460		111,967.00	111,967.23	111,967.23	111,967.23		
	b) Electrical Service, Fixtures (common area & exit lights)	1460		14,554.00	14,554.02	14,554.02	14,554.02		
	c) Mechanical (water, fire sprinkler, sewer, HVAC)	1460		0.00	0.00	0.00	0.00		
	WA2-20 Total			126,521.00	126,521.25	126,521.25	126,521.25		
WA2-21 Casa Juanita	a) Mechanical (water pipes)	1460		0.00	0.00	0.00	0.00		
	b) Mechanical (fire sprinkler)	1460		0.00	0.00	0.00	0.00		
	c) Low Voltage (fire alarm)	1460		0.00	0.00	0.00	0.00		
	d) Parking (Asphalt)	1450		0.00	0.00	0.00	0.00		
	e) Electrical Service, Fixtures (exit lights)	1460		0.00	0.00	0.00	0.00		
	f) Underground Utilities (Site Drainage)	1450		0.00	0.00	0.00	0.00		
	g) Roof Fall Protection	1460		2,436.00	2,436.00	2,436.00	2,436.00		
	WA2-21 Total			2,436.00	2,436.00	2,436.00	2,436.00		

Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages

PHA Name: King County Housing Authority

Grant Type and Number  
Capital Fund Program Grant No: WA19P002501-00  
Replacement Housing Factor Grant No:

Federal FY of Grant: 2000

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost			Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate		Obligated	Expended	
WA2-22 Yardley Arms	a) Appliances (ranges)	1465	1	0.00	0.00		0.00	0.00	
	b) Rooftop Vents	1460		36,382.00	36,382.00		36,382.00	36,382.00	
	c) Additional Parking	1450		0.00	0.00		0.00	0.00	
	d) Roof Fall Protection	1460		4,463.00	4,462.80		4,462.80	4,462.80	
	WA2-22 Total			40,845.00	40,844.80		40,844.80	40,844.80	
WA2-23 Briarwood	a) Door & Hardware (Patios)	1460		0.00	0.00		0.00	0.00	
	b) Decks, Porches, Railings	1460		0.00	0.00		0.00	0.00	
	c) Electrical Service, Fixtures (Exit Lights)	1460		0.00	0.00		0.00	0.00	
	d) Non-Dwelling Spaces (expand, rehab Mailboxes)	1470		0.00	0.00		0.00	0.00	
	WA2-23 Total			0.00	0.00		0.00	0.00	
WA2-24 Brittany Park	a) Parking Lot at rear of Buildings	1450	1	262,670.00	262,670.08		262,670.08	262,670.08	
	WA2-24 Total			262,670.00	262,670.08		262,670.08	262,670.08	
WA2-25 Casa Madrona	a) Drainage, Sewer Improvements	1450		0.00	0.00		0.00	0.00	
	b) Remove Underground Storage Tank	1460		0.00	0.00		0.00	0.00	
	WA2-25 Total			0.00	0.00		0.00	0.00	
WA2-29 Northridge II	a) Decks/Structural	1460		0.00	0.00		0.00	0.00	
	b) Floor Covering (Interior hallways)	1460		0.00	0.00		0.00	0.00	
	c) Surface Water Management	1450		0.00	0.00		0.00	0.00	
	WA2-29 Total			0.00	0.00		0.00	0.00	
WA2-31 Lake House	a) Exterior Lighting	1450	1	0.00	0.00		0.00	0.00	
	b) Fences	1450		0.00	0.00		0.00	0.00	
	c) Electrical Service, Fixtures (Exit Lighting)	1460		0.00	0.00		0.00	0.00	
	d) Non-Dwelling Spaces (Common Area Upgrades)	1470		0.00	0.00		0.00	0.00	
	WA2-31 Total			0.00	0.00		0.00	0.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: King County Housing Authority				Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost			Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Obligated	Expended	
WA2-35 Cascade Homes	a) Non-Dwelling spaces (replace maint. Shop)	1470		0.00	0.00	0.00	0.00	0.00	
	b) Underground Utilities (water, sewer, drainage)	1450		0.00	0.00	0.00	0.00	0.00	
	c) Kitchen Cabinets, Fixtures, etc.	1460	100	201,878.00	201,877.97	201,877.97	201,877.97	201,877.97	
	d) Bathroom Fixtures, Surround, Cabs	1460	100	101,190.00	101,190.00	101,190.00	101,190.00	101,190.00	
	e) Electrical Service, Fixtures	1460	100	177,995.00	177,995.00	177,995.00	177,995.00	177,995.00	
	f) Mechanical (water, sewer, HVAC)	1460	100	153,853.00	153,853.11	153,853.11	153,853.11	153,853.11	
	g) Floor covering (Unit, Common)	1460	100	241,843.00	241,843.00	241,843.00	241,843.00	241,843.00	
	h) Hazardous Material Abatement	1460	100	256,179.00	256,179.25	256,179.25	256,179.25	256,179.25	
	i) Roof, Gutters, Downspouts	1460	100	0.00	0.00	0.00	0.00	0.00	
	j) Painting & Other Work to complete Unit Remodel	1460	100	739,467.00	662,225.96	662,225.96	662,225.96	662,225.96	
	k) Windows, Window coverings, Doors, Hardware	1460	100	37,549.00	37,548.57	37,548.57	37,548.57	37,548.57	
	l) Storage Units	1460	100	0.00	0.00	0.00	0.00	0.00	
	m) Appliances	1465	100	45,981.00	56,710.00	56,710.00	56,710.00	56,710.00	
	n) 504/ADA Work(Units, Common spaces)	1460		0.00	0.00	0.00	0.00	0.00	
	o) Non-Dwelling space (Expand, rehab)	1470	1	0.00	0.00	0.00	0.00	0.00	
	p) Landscaping, Parking, Sidewalks, Curb	1450		0.00	0.00	0.00	0.00	0.00	
	q) Relocation	1495		10,112.00	10,703.46	10,703.46	10,703.46	10,703.46	
WA2-35 Total				1,966,047.00	1,900,126.32	1,900,126.32	1,900,126.32	1,900,126.32	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages PHA Name: King County Housing Authority									
Development Number Name/HA-Wide Activities		General Description of Major Work Categories		Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000		Status of Work	
				Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost	
						Original Estimate	Revised Estimate	Obligated	Expended
A2-39 College Place	a)	Parking Lot - Asphalt Overlay		1450		0.00	0.00	0.00	0.00
	b)	Surface Water Management		1450		0.00	0.00	0.00	0.00
	c)	Underground Utilities (Water, Sewer, Drainage)		1450		0.00	0.00	0.00	0.00
	d)	Kitchen Cabinets, Fixtures		1460		0.00	0.00	0.00	0.00
	e)	Bathroom Fixtures, Surround, Cab		1460	1	1,210.00	1,209.30	1,209.30	1,209.30
	f)	Electrical Service, Fixtures		1460	1	1,587.00	1,587.30	1,587.30	1,587.30
	g)	Mechanical (Water, Sewer, HVAC)		1460		0.00	0.00	0.00	0.00
	h)	Floor Covering (Unit Common)		1460	1	1,124.00	1,124.37	1,124.37	1,124.37
	i)	Hazardous Material Abatement		1460		0.00	0.00	0.00	0.00
	j)	Roof, Gutters, Downspouts,		1460		0.00	0.00	0.00	0.00
	k)	Insulation		1460		0.00	0.00	0.00	0.00
	l)	Windows, Window coverings, Doors, Hardware		1460	1	90.00	89.84	89.84	89.84
	m)	Structural decks, Walkways, Porches, Crawlspace		1460		0.00	0.00	0.00	0.00
	n)	Paint/Other Interior work to complete Unit remodel		1460		0.00	0.00	0.00	0.00
	o)	Non-Dwelling Spaces (Expand, rehab)		1470		0.00	0.00	0.00	0.00
	p)	Relocation		1495		0.00	0.00	0.00	0.00
		WA2-39 Total				4,011.00	4,010.81	4,010.81	4,010.81
WA2-05 Park Lake II	a)	Kitchen Cabinets, Fixtures		1460	24	103,250.00	139,593.00	139,593.00	139,593.00
	b)	Bathroom Cabinets, Fixtures, surrounds		1460	24	98,060.00	98,060.15	98,060.15	98,060.15
	c)	Electrical Service, Fixtures		1460	24	157,648.00	157,648.60	157,648.60	157,648.60
	d)	Mechanical (Water, Sewer, HVAC)		1460	24	124,750.00	123,700.00	123,700.00	123,700.00
	e)	Floor Coverings		1460	24	2,395.00	2,395.00	2,395.00	2,395.00
	f)	Hazardous Materials Abatement		1460	24	220,755.00	220,755.00	220,755.00	220,755.00
	g)	Appliances		1465	24	11,850.00	11,849.60	11,849.60	11,849.60
		WA2-05 Total				718,708.00	754,001.35	754,001.35	754,001.35
WA2-40 Gustaves Manor	a)	Roof, Gutters and Downspouts		1460		0.00	0.00	0.00	0.00
	b)	Low Voltage (Intercom Upgrade)		1460	1	6,087.00	6,087.00	6,087.00	6,087.00
		WA2-40 Total				6,087.00	6,087.00	6,087.00	6,087.00
		Completed							

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: King County Housing Authority				Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost			Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate		Obligated	Expended	
WA2-41 Forest Grove	a) Entrance Sign	1450		0.00	0.00		0.00	0.00	
	WA2-41 Total			0.00	0.00		0.00	0.00	
WA2-44 Greenleaf	a) Landscaping, Parking Sidewalks, curbs	1450		0.00	0.00		0.00	0.00	
	b) Playground, Fences	1450		0.00	0.00		0.00	0.00	
	c) Surface Water Management (Water, Sewer, Drainage)	1450		0.00	0.00		0.00	0.00	
	d) Exterior Lighting	1450		0.00	0.00		0.00	0.00	
	WA2-44 Total			0.00	0.00		0.00	0.00	
WA2-46 Cedarwood	a) Tree Removal	1450		0.00	0.00		0.00	0.00	
	WA2-46 Total			0.00	0.00		0.00	0.00	
WA2-50 Kirkwood Terrace	a) Exterior Lighting	1450		8,180.00	8,180.00		8,180.00	8,180.00	
	b) Electrical Service, Fixtures	1460		0.00	0.00		0.00	0.00	
	WA2-50 Total			8,180.00	8,180.00		8,180.00	8,180.00	
WA2-62 Shoreham	a) Surface Water Management	1450		0.00	0.00		0.00	0.00	
	WA2-62 Total			0.00	0.00		0.00	0.00	
WA2-08 Avondale Manor	a) Landscaping, Parking, Sidewalks, Curbs	1450	1	119,467.00	119,466.55		119,466.55	119,466.55	
	b) Underground Utilities, (Water, Sewer, Drainage)	1450		226,092.00	244,265.47		244,265.47	244,265.47	
	WA2-08 Total			345,559.00	363,732.02		363,732.02	363,732.02	
WA2-13 Blvd. Manor	Doors & Hardware	1460		177,503.00	177,503.52		177,503.52	177,503.52	
	WA2-13 Total			177,503.00	177,503.52		177,503.52	177,503.52	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages PHA Name: King County Housing Authority									
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000		Status of Work			
		Dev. Acct No.	Qty	Total Estimated Cost	Total Actual Cost	Obligated	Expended		
PHA Wide	MANAGEMENT IMPROVEMENTS	1408							
a)	Resident Services Initiatives Coordinator	1408	3	58,845.00	58,845.00	58,845.00	58,845.00		
b)	Boys & Girls Club Coordinating Services	1408		45,500.00	45,500.00	45,500.00	45,500.00		
c)	Family Day Care Initiative	1408	Various	15,000.00	5,430.00	5,430.00	5,430.00		
d)	Family Self-Sufficiency Coordinating Serv.	1408	1	7,606.10	6,706.10	6,706.10	6,706.10		
e)	Young's Lake YWCA	1408	Various	45,000.00	45,000.00	45,000.00	45,000.00		
f)	Reasonable Accommodations Consultant	1408	1	15,000.00	5,071.08	5,071.08	5,071.08		
g)	Security Advisory Board	1408		3,000.00	1,221.38	1,221.38	1,221.38		
h)	Security Police Patrols	1408		312,000.00	287,821.01	287,821.01	287,821.01		
i)	Resident Advisory Board Services	1408		7,000.00	7,000.00	7,000.00	7,000.00		
j)	Public Housing Video	1408		0.00	0.00	0.00	0.00		
k)	Public Housing Brochure	1480		13,600.00	13,600.00	13,600.00	0.00		
l)	Staff Support for Computer Software Train.	1408		116,097.00	111,595.93	111,595.93	111,595.93		
m)	Project Estimating Software	1408	1	0.00	0.00	0.00	0.00		
n)	CCS Sys Functionality Enhancement Consultant	1408		0.00	0.00	0.00	0.00		
o)	Graphics Software (Communications)	1408		100.00	100.00	100.00	0.00		
p)	Computer Fax Software	1408		5,416.02	5,416.02	5,416.02	5,416.02		
q)	Outside Programmer, Productivity Initiative	1408		13,000.00	4,176.00	4,176.00	4,176.00		
r)	HP Open View Management Software	1408	Various	4,000.00	595.09	595.09	595.09		
s)	PC Fax for Office Dial-up Software	1408		400.00	0.00	0.00	0.00		
t)	Customer Service Training	1408		7,000.00	7,000.00	7,000.00	0.00		
u)	Disability/Reasonable Accom. Training	1408		5,000.00	0.00	0.00	0.00		
v)	Management Training	1408	6	9,177.00	6,505.73	6,505.73	6,505.73		
w)	Cultural Awareness Training	1408		8,000.00	1,079.04	1,079.04	1,079.04		
x)	Maintenance Department Training	1408		14,604.00	14,398.26	14,398.26	14,398.26		
y)	Res. Services Relocation Training	1408		750.00	0.00	0.00	0.00		
	Management Improvement Total			706,089.00	606,360.64	606,360.64	606,360.64		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CF/CFPRHF) Part II: Supporting Pages									
PHA Name: King County Housing Authority				Grant Type and Number Capital Fund Program Grant No: WA19P002301-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost			Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate		Obligated	Expended	
PHA WIDE	NON-DWELLING EQUIPMENT	1475		0.00	0.00		0.00	0.00	
	a) TDD Machine for Central Office	1475		83,178.22	127,179.94		127,179.94	127,179.94	
	b) PC Replacements, Spare Parts, Printers	1475		76,724.06	76,724.06		76,724.06	76,724.06	
	c) Furnishings for Senior Buildings	1475		10,883.98	10,883.98		10,883.98	10,883.98	
	d) Computer Hardware for Conference Room	1475		9,591.20	9,591.20		9,591.20	9,591.20	
	e) (9) Switches for South Area Offices	1475		2,195.40	2,195.40		2,195.40	2,195.40	
	f) 128 MG Memory Upgrade, 160 Computers	1475		2,682.14	2,600.00		2,600.00	2,600.00	
	g) Presentation Projector for Administration	1475		6,946.00	6,946.00		6,946.00	6,946.00	
	h) CADD Station Hardware for Construction	1475		0.00	0.00		0.00	0.00	
	i) Unix Server Upgrade to 640 mb	1475							
	Total Non-Dwelling Equipment			192,201.00	235,725.02		235,725.02	235,725.02	See Wayland Arms for Additional Expenditures and Obligations amount
PHA WIDE	ADMINISTRATION	1410		0.00	0.00		0.00	0.00	
	a) Local Travel	1410		3,000.00	2,882.87		2,882.87	2,882.87	
	b) Advertising	1410		503,366.00	511,122.64		511,122.64	511,122.64	
	c) Administrative Salaries	1410		168,125.00	161,883.95		161,883.95	161,883.95	
	d) Administrative Benefits	1410		5,000.00	1,734.42		1,734.42	1,734.42	
	e) Administrative Travel	1410							
	PHA wide Administration Total			679,491.00	677,623.88		677,623.88	677,623.88	
PHA WIDE	PLANNING	1430		0.00	0.00		0.00	0.00	
	a) CADD Draft Person	1430	Various	425,231.00	509,105.42		509,105.42	509,105.42	
	b) A & E Professional Services	1430	Various	0.00	1,456.55		1,456.55	1,456.55	
	c) Scan & Catalog Field Plans	1430	Various	142.00	0.00		0.00	0.00	
	d) Building Conditions Survey	1430	Various	32.00	0.00		0.00	0.00	
	e) Asbestos Management Plan	1430	Various	0.00	0.00		0.00	0.00	
	f) Lead Management Plan	1430	Various	6,225.00	5,000.00		5,000.00	5,000.00	
	g) Building Permit Fees	1430	Various	6,370.00	7,190.84		7,190.84	7,190.84	
	h) Sundry/Planning Costs	1430	Various						
	PHA Wide Planning Total			438,000.00	522,752.81		522,752.81	522,752.81	
PHA WIDE	RELOCATION	1495		38,146.00	20,452.87		20,452.87	20,452.87	
	a) Relocation Costs	1495	Various	57,409.00	60,875.24		60,875.24	60,875.24	
	b) Relocation Coordinator	1495	1						

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages PHA Name: King County Housing Authority									
Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			Status of Work			
Development Number Name/HIA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Obligated	Expended
				Original Estimate	Revised Estimate				
	Total Relocation			95,555.00	81,328.11	81,328.11	81,328.11		See Cascade Homes for Additional Expenditures and Obligations amount
PHA WIDE									
	GRAND TOTAL			6,891,865.00	6,891,865.00	6,891,865.00	6,891,865.00		



Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule									
PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program No: WA19P002501-00 Replacement Housing Factor No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates		
	Original	Revised	Actual	Original	Revised	Actual			
	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-03 Green River Homes	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-05 Park Lake Homes II	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-06 Wayland Arms	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-07 Forest Glen	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-09 Valli Kee Homes	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-10 Mardi Gras	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-11 Plaza Seventeen	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-13 Boulevard Manor	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-15 Paramount House	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-16 Northridge House	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-17 Ballinger Homes	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-18 Riverton Terrace	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-19 Munroe Manor	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-20 Southridge House	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-21 Casa Juanita	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-22 Yardley Arms	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			
WA2-23 Briarwood	3/31/02	N/A	3/31/02	9/30/03	N/A	N/A			



Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: King County Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No:		Federal FY of Grant: 1999		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Original	Revised	Obligated	Total Actual Cost	
1	Total non-CFP Funds					Expended
2	1406 Operations					
3	1408 Management Improvements Soft Costs	728,392.42	728,392.42	728,392.42		728,392.42
	Management Improvements Hard Costs					
4	1410 Administration	726,667.82	726,667.82	726,667.82		726,667.82
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	585,207.46	585,207.46	585,207.46		585,207.46
8	1440 Site Acquisition					
9	1450 Site Improvement	323,979.24	323,979.24	323,979.24		323,979.24
10	1460 Dwelling Structures	4,442,697.02	4,442,697.02	4,442,697.02		4,442,697.02
11	1465.1 Dwelling Equipment--Nonexpendable	179,849.50	179,849.50	179,849.50		179,849.50
12	1470 Nondwelling Structures	44,264.36	44,264.36	44,264.36		44,264.36
13	1475 Nondwelling Equipment	248,738.72	248,738.72	248,738.72		248,738.72
14	1485 Demolition	0.00	0.00	0.00		0.00
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	8,699.46	8,699.46	8,699.46		8,699.46
18	1499 Development Activities					
19	1502 Contingency	0.00				
	Amount of Annual Grant: (sum of lines.....)	7,288,445.00	7,288,445.00	7,288,445.00		7,288,445.00
	Amount of line XX Related to LBP Activities	13,898.00	13,898.00	13,898.00		13,898.00
	Amount of line XX Related to Section 504 compliance	15,000.00	15,000.00	15,000.00		15,000.00
	Amount of line XX Related to Security--Soft Costs	2,057,709.00	2,057,709.00	2,057,709.00		2,057,709.00
	Amount of Line XX related to Security--Hard Costs					
	Amount of line XX Related to Energy Conservation Measures	261,934.00	261,934.00	261,934.00		261,934.00
	Collateralization Expenses or Debt Service	0.00	0.00	0.00		0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages										
PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original Estimate	Revised Estimate	Obligated	Expended			
WA2-03 Green River Homes	a) Landscaping, parking, sidewalks, curbs	1450		0.00	0.00	0.00	0.00			
	b) Underground Utilities (water, sewer, drainage)	1450	1	145,672.00	145,672.00	145,672.00	145,672.00			
	c) Replace Gas Furnaces & Water Tanks	1460	19	89,584.00	89,584.00	89,584.00	89,584.00			
	d) Haznat Abatement	1460	1	2,315.79	2,315.79	2,315.79	2,315.79			
	e) Appliances	1465	60	26,190.00	26,190.00	26,190.00	26,190.00			
	WA 2-03 Total			263,761.79	263,761.79	263,761.79	263,761.79			
WA2-04 Park Lake I	a) Playground, Fences	1450		0.00	0.00	0.00	0.00			
	b) Decks, Porches, Railings	1460	1	0.00	0.00	0.00	0.00			
	c) Haznat Abatement	1450	1	50,539.00	50,539.00	50,539.00	50,539.00			
	WA 2-04 Total			50,539.00	50,539.00	50,539.00	50,539.00			
WA2-05 Park Lake II	a) Fencing	1450	1	10,908.50	10,908.50	10,908.50	10,908.50			
	b) Kitchen cabinets, Fixtures	1460	40	0.00	0.00	0.00	0.00			
	c) Electrical Service, Fixtures	1460	40	0.00	0.00	0.00	0.00			
	d) Mechanical (water,sewer,HVAC)	1460	40	0.00	0.00	0.00	0.00			
	e) Floor Covering (unit,common)	1460	40	0.00	0.00	0.00	0.00			
	f) Hazardous Material Abatement	1460	40	0.00	0.00	0.00	0.00			
	g) Doors & Hardware	1460	40	0.00	0.00	0.00	0.00			
	h) Appliances	1465	40	0.00	0.00	0.00	0.00			
	WA2-05 Total			10,908.50	10,908.50	10,909.00	10,908.50			

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
WA2-06 Wayland Arms	a) Floor covering (unit, common)	1460	1	0.00	0.00	0.00	0.00	Rec'd Separate Emergency Funding
	b) Elevator repair & rehab	1460	1	0.00	0.00	0.00	0.00	
	c) Windows, window coverings, doors, hardware	1460	3	0.00	0.00	0.00	0.00	
	d) Mechanical (water, fire sprinkler, sewer, HVAC	1460	1	0.00	0.00	0.00	0.00	
	d) Electrical Service, Fixtures	1460	1	0.00	0.00	0.00	0.00	
	e) Earthquake Repairs	1460	1	0.00	0.00	0.00	0.00	
	f) Hazmat Abatement	1460	1	453.24	453.24	453.24	453.24	
	g) Roof Fall Protection	1460	1	21,733.00	21,733.00	21,733.00	21,733.00	
	WA2-06 Total			22,186.24	22,186.24	22,186.24	22,186.24	
WA2-07 Forest Glen	a) Low Voltage (F.A., Int. MATV, CCTV)	1460	40	305,374.98	305,374.98	305,374.98	305,374.98	
	b) Mechanical (fire Sprinkler)	1460	40	385,377.97	385,377.97	385,377.97	385,377.97	
	c) Hazmat abatement	1460	1	907.50	907.50	907.50	907.50	
	d) Low Voltage (Intercom Upgrade)	1460	0	0.00	0.00	0.00	0.00	
	e) Roof Fall Protection System	1460	1	10,729.00	10,729.00	10,729.00	10,729.00	
	WA2-07 Total			702,389.45	702,389.45	702,389.45	702,389.45	
WA2-08 Avondale Manor	a) Landscaping, Parking, sidewalks, curb	1460	1	0.00	0.00	0.00	0.00	
	b) Underground utilities (water, sewer, drainage)	1450	1	0.00	0.00	0.00	0.00	
	c) Hazmat Abatement	1460	1	13,183.35	13,183.35	13,183.35	13,183.35	
	d) Appliances	1465	16	3,293.93	3,293.93	3,293.93	3,293.93	
	e) Roof Fall Protection System	1460		4,084.00	4,084.00	4,084.00	4,084.00	
	WA2-08 Total			20,561.28	20,561.28	20,561.28	20,561.28	
WA2-09 Valli Kee	a) Appliances	1465	57	38,153.20	38,153.20	38,153.20	38,153.20	
	b) Roof Fall Protection System	1460	1	7,599.00	7,599.00	7,599.00	7,599.00	
	c) Roof, Gutters, Downspouts	1460	1	87,554.00	87,554.00	87,554.00	87,554.00	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost			Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Expended	Obligated	Expended	
	WA2-09 Total			133,306.20	133,306.20		133,306.20		
WA2-10 Mardi Gras	a) Hazmat Abatement	1460	1	258.50	258.50		258.50		
	b) Roof Fall protection system	1460	1	34,628.00	34,628.00		34,628.00		
	WA2-10 Total			34,886.50	34,886.50		34,886.50		
WA2-11 Plaza 17	a) Low voltage (F.A, Int. MATV, CCTV)	1460	1	27,649.68	27,649.68		27,649.68		
	b) Hazmat abatement	1460	1	4,321.57	4,321.57		4,321.57		
	c) Roof Fall Protection	1460	1	29,913.60	29,913.60		29,913.60		
	WA2-11 Total			61,884.85	61,884.85		61,884.85		
WA2-12 Firwood Circle	a) Appliances	1465	50	12,291.00	12,291.00		12,291.00		
	b) Hazmat Abatement	1460	1	5,061.39	5,061.39		5,061.39		
	c) Roof Fall Protection	1460	1	2,946.00	2,946.00		2,946.00		
	WA2-12 Total			20,298.39	20,298.39		20,298.39		
WA2-13 Boulevard Manor	a) Mechanical (water, fire sprinkler, HVAC)	1460	70	216,985.00	216,985.00		216,985.00		
	b) Alarm Intercom, MATV, CCTV	1460	70	117,021.00	117,021.00		117,021.00		
	c) Doors & Hardware	1460	1	28,194.00	28,194.00		28,194.00		
	d) Hazardous Material Abatement	1460	1	6,354.65	6,354.65		6,354.65		
	e) Floor covering (Common Area)	1460	1	0.00	0.00		0.00		
	f) Electrical Service, Fixtures	1460	1	52,623.76	52,623.76		52,623.76		
	g) Roof Fall Protection System	1460	1	23,109.80	23,109.80		23,109.80		
	h) Non-Dwelling Space (Expand/rehab)	1470	1	16,357.20	16,357.20		16,357.20		
	i) Non-Dwelling Equipment, Common space	1475	1	0.00	0.00		0.00		
	WA2-13 Total			460,645.41	460,645.41		460,645.41		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: King County Housing Authority				Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost			Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Expended	Obligated	Expended	
WA2-15 Paramount House	a) Structural Decks, Walkways, Porches	1460	70	333,345.62	333,345.62	333,345.62	333,345.62	333,345.62	
	b) Hazmat Abatement	1460	1	0.00	0.00	0.00	0.00	0.00	
	c) Roof Fall Protection System	1460	1	6,749.80	6,749.80	6,749.80	6,749.80	6,749.80	
	WA2-15 Total			340,140.42	340,140.42	340,140.42	340,140.42	340,140.42	
WA2-16 Northridge	a) Low Voltage Low Voltage (F.A., Int, MATV, CCTV)	1460	1	7,778.00	7,778.00	7,778.00	7,778.00	7,778.00	
	b) Hazmat Abatement	1460	1	0.00	0.00	0.00	0.00	0.00	
	c) Roof Fall Protection System	1460	1	0.00	0.00	0.00	0.00	0.00	
	WA2-16 Total			7,778.00	7,778.00	7,778.00	7,778.00	7,778.00	
WA 2-17 Ballinger Homes	a) Landscaping, Parking, Sidewalks, curbs	1450	1	0.00	0.00	0.00	0.00	0.00	
	b) Underground Utilities (water, Sewer, drainage)	1450	1	116,859.74	116,859.74	116,859.74	116,859.74	116,859.74	
	c) Exterior Siding, Paint	1460	5	652,651.24	652,651.24	652,651.24	652,651.24	652,651.24	
	d) Roofing, gutters, and Downspout	1460	3	0.00	0.00	0.00	0.00	0.00	
	e) Windows, Window Covering, Doors, Hardware	1460	4	264,674.50	264,674.50	264,674.50	264,674.50	264,674.50	
	f) Electrical Service, Fixtures	1460	1	0.00	0.00	0.00	0.00	0.00	
	g) Hazmat Abatement	1460	1	8,069.45	8,069.45	8,069.45	8,069.45	8,069.45	
	h) Non-Dwelling Spaces	1470	1	0.00	0.00	0.00	0.00	0.00	
	WA2-17 Total			1,042,254.93	1,042,254.93	1,042,254.93	1,042,254.93	1,042,254.93	
WA2-18 Riverton Terrace	a) Appliances	1465	30	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	
	b) Roof Fall Protection System	1460	1	27,092.00	27,092.00	27,092.00	27,092.00	27,092.00	
	c) Hazmat Abatement	1460	1	0.00	0.00	0.00	0.00	0.00	
	d) Low Voltage (F.A., Int, MATV, CCTV)	1460	1	6,087.00	6,087.00	6,087.00	6,087.00	6,087.00	
	WA2-18 Total			43,779.00	43,779.00	43,779.00	43,779.00	43,779.00	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Original Estimate	Revised Estimate	Obligated	Expended	Status of Work
WA2-19 Munroe Manor	a) Low voltage (F.A., Int. MATV, CCTV) b) Hazmat Abatement c) Roof Fall Protection	1460 1460 1460	1 1 1	7,585.00 0.00 20,429.08	7,585.00 0.00 20,429.08	7,585.00 0.00 20,429.08	7,585.00 0.00 20,429.08	
	<b>WA2-19 Total</b>			<b>28,014.08</b>	<b>28,014.08</b>	<b>28,014.08</b>	<b>28,014.08</b>	
WA 2-20 Southridge	a) Appliances b) Mechanical (water, fire sprinkler, sewer, HVAC) c) Hazmat Abatement d) Roof Fall Protection System	1465 1460 1460 1460	160 80 1 1	43,967.00 0.00 389.70 8,772.60	43,967.00 0.00 389.70 8,772.60	43,967.00 0.00 389.70 8,772.60	43,967.00 0.00 389.70 8,772.60	
	<b>WA2-20 Total</b>			<b>53,129.30</b>	<b>53,129.30</b>	<b>53,129.30</b>	<b>53,129.30</b>	
WA2-21 Casa Juanita	a) Roof Fall Protection System b) Hazmat Abatement	1460 1460	1 1	26,466.80 0.00	26,466.80 0.00	26,466.80 0.00	26,466.80 0.00	
	<b>WA2-21 Total</b>			<b>26,466.80</b>	<b>26,466.80</b>	<b>26,466.80</b>	<b>26,466.80</b>	
WA2-22 Yardley Arms	c) Low voltage (F.A., Int MATV, CCTV) b) Hazmat Abatement d) Roof Fall Protection	1460 1460 1460	1 1 1	7,585.00 0.00 21,081.00	7,585.00 0.00 21,081.00	7,585.00 0.00 21,081.00	7,585.00 0.00 21,081.00	
	<b>WA2-22 Total</b>			<b>28,666.00</b>	<b>28,666.00</b>	<b>28,666.00</b>	<b>28,666.00</b>	
WA2-23 Briarwood	a) Appliances b) Hazmat Abatement c) Non-Dwelling spaces d) Roof Fall Protection System	1465 1460 1470 1460	60 1 1 1	28,214.37 344.50 0.00 23,836.00	28,214.37 344.50 0.00 23,836.00	28,214.37 344.50 0.00 23,836.00	28,214.37 344.50 0.00 23,836.00	
	<b>WA2-23 Total</b>			<b>52,394.87</b>	<b>52,394.87</b>	<b>52,394.87</b>	<b>52,394.87</b>	



Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost			Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Estimate	Obligated	Expended	
WA 2-24 Brittany Park	a) Low Voltage (fire, alarm, Intercom, MATV, CCTV)	1460	43	6,087.00		6,087.00	6,087.00	6,087.00	
	b) Hazmat Abatement	1460	1	0.00		0.00	0.00	0.00	
	c) Roof Fall Protection	1460	1	9,383.20		9,383.20	9,383.20	9,383.20	
	WA2-24 Total			15,470.20		15,470.20	15,470.20	15,470.20	
WA2-25 Casa Madrona	a) Floor Covering (Unit, common)	1460	70	0.00		0.00	0.00	0.00	
	b) Hazmat Abatement	1460	1	0.00		0.00	0.00	0.00	
	c) Low Voltage (fire, alarm, Intercom, MATV, CCTV)	1460	1	7,585.00		7,585.00	7,585.00	7,585.00	
	d) Roof Fall Protection system	1460	1	30,773.00		30,773.00	30,773.00	30,773.00	
	WA2-25 Total			38,358.00		38,358.00	38,358.00	38,358.00	
WA2-26 Burndale	a) Roof Fall Protection System	1460	1	2,618.00		2,618.00	2,618.00	2,618.00	
	b) Hazmat Abatement	1460	1	2,340.07		2,340.07	2,340.07	2,340.07	
	WA2-26 Total			4,958.07		4,958.07	4,958.07	4,958.07	
WA2-28 Eastridge House	a) Landscaping, parking, sidewalks, curbs	1450	1	0.00		0.00	0.00	0.00	
	b) Electrical Services, Fixtures	1460	1	30,448.44		30,448.44	30,448.44	30,448.44	
	c) Mechanical (water, fire sprinkler, HVAC)	1460	1	152,560.50		152,560.50	152,560.50	152,560.50	
	d) Hazardous Material Abatement	1460	1	0.00		0.00	0.00	0.00	
	e) Low Voltage (fire alarm, intercom, MATV, CCTV)	1460	1	82,500.00		82,500.00	82,500.00	82,500.00	
	f) Doors & Hardware	1460	1	99,462.11		99,462.11	99,462.11	99,462.11	
	g) Floor covering (Common Area)	1460	1	0.00		0.00	0.00	0.00	
	h) Hazmat Abatement	1460	1	0.00		0.00	0.00	0.00	
	i) Roof Fall Protection System	1460	1	12,535.00		12,535.00	12,535.00	12,535.00	
	j) Non-Dwelling spaces	1470	1	0.00		0.00	0.00	0.00	
	k) Non-Dwelling Equipment	1475	1	0.00		0.00	0.00	0.00	
	l) Structural Decks, Walkways, Porches	1460	40	169,677.00		169,677.00	169,677.00	169,677.00	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
	WA2-28 Total			547,183.05	547,183.05	547,183.05	547,183.05	
A2-29 Northridge II	a) Low Voltage (fire alarm, intercom, MATV, CCTV)	1460	1	7,778.00	7,778.00	7,778.00	7,778.00	
	b) Hazmat Abatement	1460	1	0.00	0.00	0.00	0.00	
	c) Roof Fall Protection system	1460	1	19,820.00	19,820.00	19,820.00	19,820.00	
	WA2-29 Total			27,598.00	27,598.00	27,598.00	27,598.00	
WA2-31 Lake House	Floor Covering (Unit, Common)	1460	1	0.00	0.00	0.00	0.00	
	a) Roof Fall Protection	1460	1	21,567.60	21,567.60	21,567.60	21,567.60	
	b) Hazmat Abatement	1460	1	386.00	386.00	386.00	386.00	
	c) Appliances	1465	70	18,140.00	18,140.00	18,140.00	18,140.00	
	d) Non-Dwelling spaces	1470	1	0.00	0.00	0.00	0.00	
	WA2-31 Total			40,093.60	40,093.60	40,093.60	40,093.60	
WA2-34 Springwood	a) Floor Covering (mgnt office)	1470	1	6,912.16	6,912.16	6,912.16	6,912.16	
	b) Roof, Gutters, Downspouts, (Maint. Shop)	1470	1	20,995.00	20,995.00	20,995.00	20,995.00	
	c) Non-Dwelling spaces	1470	1	0.00	0.00	0.00	0.00	
	d) Hazmat Abatement	1460	1	14,097.71	14,097.71	14,097.71	14,097.71	
	e) Roof Fall Protection System	1460	1	160,770.00	160,770.00	160,770.00	160,770.00	
	WA2-34 Total			202,774.87	202,774.87	202,774.87	202,774.87	
WA2-36 Eastside Terrace	a) Hazmat Abatement	1460	1	2,333.07	2,333.07	2,333.07	2,333.07	
	WA2-36 Total			2,333.07	2,333.07	2,333.07	2,333.07	
WA2-37 Glenview Heights	a) Hazmat Abatement	1460	1	0.00	0.00	0.00	0.00	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: King County Housing Authority			Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: King County Housing Authority

Grant Type and Number  
Capital Fund program Grant No.: WA19P002502-01

Federal FY of Grant:  
FFY of Grant Approval: (10/2001)

Replacement Housing Factor Grant No:

### Original Annual Statement

Revised Annual Statement (Revision No: 1 )

X Performance and Evaluation Report for Period Ending: 12/31/2003

Final Performance and Evaluation Report

Line	No. Summary by Development Account	Total Estimated Cost		Total Actual Cost		Remarks
		Original Estimate	Revised Estimate	Obligated	Expensed	
1	Total Non-CGP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration	3,313.25	3,313.25	3,313.25	3,313.25	Complete
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	3,569.75	3,569.75	3,569.75	3,569.75	Complete
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment-Nonexpendable					
12	1470 Nondwelling Structures	36,772.00	36,772.00	36,772.00	36,772.00	Complete
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1498 Mod Used for Development					
19	1502 Contingency					
20	Amount of Annual Grant					
21	Amount of line 20 Related to LBP Activities	43,655.00	43,655.00	43,655.00	43,655.00	
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security -Soft Costs					
24	Amount of line 20 Related to Security -Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
26	Collateralization Expenses or Debt Service					

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

x Stephen J. Norman, Executive Director

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

facsimile form HUD-52837 (10/96)

ref Handbook 7485.3

# Supporting Data for Annual Contributions Estimates

U.S. Department of Housing  
and Urban Development  
Section 8  
Housing Assistance Payments Program

## Rental Vouchers

Note: See instructions in appropriate program handbooks.

OMB No. 2502-0348 (exp. 10/31/86)

1. Public Housing Agency (Name and Address)

King County Housing Authority  
600 Andover Park West  
Seattle, WA 98188

2. Project No.

WA002V00 129

3. Submission

☒ Original

☐ Revision No.

4. No. of Dwelling Units

5,799

5. No. of Unit Months

69,588

Part I	Estimate of Annual Housing Assistance Payments Required	Bedroom Size or Dwelling Units (a)	Number of Dwelling Units (b)	Monthly Gross Rent Payment Standard (c)	Amount Payable by Family Toward Gross Rent (d)	Monthly Housing Assistance Payments (e)	Under Lease (f)	Annual Housing Assistance Payments (g)
6.		0 BR						
7.		1 BR	2,142	734	239	495	25,704	12,723,480
8.		2 BR	1,781	930	303	627	21,372	13,400,244
9.		3 BR	1,440	1,290	424	866	17,280	14,964,480
10.		4 BR	351	1,525	488	1,037	4,212	4,367,844
11.		5 BR	165	1,753	576	1,177	780	918,060
12.		6 BR	20	1,982	702	1,280	240	307,200
13.						916		
14.	TOTAL		5,799				69,588	
15.	Total >							\$ 46,681,308

Part II	Calculation of Estimated Ongoing Administrative Fee	Unit months (a)	HUD Published 2-BR Fair Market Rent x (b)	Product of Columns (a) x (b) = (c)	Allowable Percent x (d)	Administrative Fee = (e)
16.						
17a.						
17b.				See attached calculation		
18.	Total >					4,005,472

Part III	Calculation of Estimated Hard-to-House Fee (Existing Housing Certificates and Housing Vouchers Only)	Estimated Number of Families (a)	Fee Per Family x (b)	Total Hard-to-House Fee = (c)
19.		24,069	75	80,100

Part IV	Calculation of Estimated Preliminary Expense	Requested Amount	PHA Estimates (a)	HUD Modifications (b)
Administrative Expenses	20. Administrative Expenses			
	21. Employee Benefit Contributions			
	22. Legal Expense			
	23. Travel Expense			
	24. Sundry			
	25. Office Rent			
	26. Accounting and Auditing Fees			
	27. Total Administrative Expenses			
Non-Expendable Equipment Expenses	28. Office Equipment			
	29. Office Furnishings			
	30. Automotive			
	31. Other			
	32. Total Non-Expendable Equipment Expenses			
General Expenses	33. Maintenance and Operation (Non-Expend. Equip. Only)			
	34. Insurance			
	35. Sundry			
	36. Total General Expense			
Total Preliminary Expenses	37. Sum of Lines 27, 32, and 36			

# Estimate of Total Required Annual Contributions

U.S. Department of Housing  
and Urban Development  
Section 8  
Housing Assistance Payments Program

## Rental Vouchers

☐ Note: ☐ See instructions in appropriate program handbooks.

OMB No. 2502-0348 (exp. 10/31/86)

1. Public Housing Agency (Name and Address)  King County Housing Authority (Moving to Work) 600 Andover Park West Seattle, WA 98188		2. Project No. WA002VO0 129	
		3. Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	

4. Annual Contributions Contract No. WA002VO	5. HUD Field Office Seattle	6. HUD Regional Office	7. No. Dwelling Units 915	8. No. Units Months 10,980
---	--------------------------------	------------------------	------------------------------	-------------------------------

9. Housing Program Type (Mark One)  
☐ (a) New Construction    ☐ (b) Substantial Rehab    ☐ (c) Moderate Rehab    ☐ (d) Existing Certificates    ☒ (e) Housing Vouchers

10. PHA Fiscal Year Ending Date (Mark one and complete year)  
☐ (a) March 31,    ☒ (b) June 30,    ☐ (c) September    ☐ (d) December    2005

I. Maximum Annual Contributions	PHA Estimate (Housing Vouchers Only)		PHA Estimate Total (e)	HUD Approved (Housing Vouchers Only)		HUD Approved Total (f)
	Housing Payments (a)	PHA Fee (b)		Housing Payments (d)	PHA Fee (c)	
11. Maximum Annual Contributions Commitment			11,849,176			
12. Prorata Maximum Annual Contributions Applicable to a Period in Excess of 12 months						
13. Maximum Annual Contributions for Fiscal Year (Line 11 plus Line 12)			11,849,176			
14. Project Account-Estimated or Actual Balance at Beginning of Requested Fiscal Year						
15. Total Annual Contributions Available - Estimated or Actual (Line 13 plus Line 14)			11,849,176			

I hereby certify that no one employee is being paid more than 100 % of their salary through this or any other PHA program or combination thereof.

Stephen J. Norman, Executive Director

II. Estimate of Required Annual Contributions	PHA Estimate (Housing Vouchers Only)		PHA Estimate Total (c)	HUD Approved (Housing Vouchers Only)		HUD Approved Total (f)
	Housing Payments (a)	PHA Fee (b)		Housing Payments (d)	PHA Fee (e)	
16. Estimated Annual Housing Assistance Payments (Form HUD-52672, Line 15)						
17. Estimated Ongoing Administrative Fee (Form HUD-52672, Line 18)						
18. Estimated Hard-to-House Fee (Form HUD-52672, Line 19)						
19. Estimated Independent Public Accountant Audit Costs						
20. Estimated Preliminary Administrative and General Expense (Form HUD-52672, Lines 27 and 36)						
21. Carryover of Preliminary Administrative and General Expense (Form HUD-52672, Lines 27 and 36)						
22. Estimated Non-Expendable Equipment Expense (Form HUD-52672, Line 32)						
23. Carryover of Non-Expendable Equipment Expense not Expended in the Previous FY Ending:						
24. Total Annual Contributions Required - Requested Fiscal Year (Lines 16 through 23)			11,849,176			
25. Deficit at End of Current Fiscal Year - Estimated or Actual						
26. Total Annual Contributions Required (Line 24 plus Line 25)			11,849,176			
27. Estimated Project Account Balance at End of Requested Fiscal Year (Line 15 minus Line 26)						
28. Provision for Project Account - Requested Fiscal Year Increase (decrease)(Line 27 minus Line 14)						

### III. Annual Contributions Approved

29. Total Annual Contributions Approved - Requested Fiscal Year (Line 26 plus increase, if any, on Line 28)			11,849,176			
30. Source of Total Contributions Approved - Requested Fiscal Year: (a) Requested Fiscal Year Maximum Annual Contributions Commitment (Line 13 or Line 29, whichever is less).						
(b) Project Account (Line 29 minus Line 30(a))						

Signature, Name and Title of PHA Approving Official (and date)

Signature, Name and Title of Approving HUD Field Office Official (and date)

Stephen J. Norman, Executive Director





# **Appendixes**

## **FY 2005 MTW Plan**

## Appendix A (Continued)

Area	Development Name	Households	Household Type			Race/Ethnic Group					Unit Size (# of Bedrooms)				
			Disabled	Elderly	Family	White	Black	American	Asian	Latino	1	2	3	4	5
North	BALLINGER HOMES	109	14	21	74	56	13	1	36	3	10	39	40	14	6
	GREENLEAF	27	8	3	16	16	6		5			22	5		
Subtotal		136	22	24	90	72	19	1	41	3	10	61	45	14	6
East	AVONDALE MANOR	20	2		18	12	3		2	3		4	10	6	
	BELLEVUE 8	8	1		7	5	1		1	1			8		
	CEDARWOOD	25	6	5	14	15	2		7	1		22	3		
	COLLEGE PLACE	51	9	8	34	29	5		17			37	14		
	EASTSIDE TERRACE	50	6	14	30	27	7		14	2	8	32	10		
	FOREST GROVE	24	3	3	18	16			6	2		17	7		
	JUANITA COURT	30	6	5	19	17	1		9	3		25	5		
	JUANITA TRACE	30	6	4	20	20	1	1	7	1		25	5		
	JUANITA TRACE II	9	3		6	6	1		2			4	5		
	KIRKWOOD TERRACE	27	4	4	19	15	4		6	2		21	6		
Subtotal		304	56	49	199	186	26	1	74	17	8	212	78	6	
Southwest	CAMPUS COURT	12	1	2	9	3	6		3				12		
	PARK LAKE HOMES	480	120	103	257	106	110	7	249	8	46	288	132	14	
	PARK LAKE HOMES II	163	42	40	81	37	40	1	84	1	44	36	67	16	
	RIVERTON TERRACE	20	7	4	9	5	8		7			12	3	3	2
	SHOREHAM	18	3	1	14	6	6		6				18		
	VICTORIAN WOODS/FED WAY HOMES	15	1	2	12	3	6		5	1			15		
Subtotal		708	174	152	382	160	176	8	354	10	90	336	247	33	2
Southeast	CASCADE APTS	108	22	13	73	76	20	1	8	3	8	52	48		
	GLENVIEW HEIGHTS	10	2	1	7	6	2		2			6	4		
	SPRINGWOOD APTS	315	30	35	250	187	92	4	29	3		118	154	43	
	VALLI KEE HOMES	113	33	18	62	66	33	3	7	4	18	26	49	20	
	VISTA HEIGHTS	30	7	3	20	17	9	1	2	1			30		
	YOUNGS LAKE	28	2		24	24	1		1			4	22		
Subtotal		602	96	70	436	376	157	9	49	11	26	206	307	63	
South	BURNDALE HOMES	43	4	10	29	35	1		7		3	12	20	6	2
	EVERGREEN COURT	30	9	3	18	21	4		4	1		22	8		
	FIRWOOD CIRCLE	50	6	8	36	40	4		5	1	4	16	20	8	2
	GREEN RIVER HOMES	59	15	13	31	44	9		5	1	8	30	17	4	
	KINGS COURT	30	5	7	18	20	2		8			21	9		
	PICKERING COURT	23	4	3	16	19	1		1	2	3	13	7		
Subtotal		235	43	44	148	179	21		30	5	18	114	81	18	4
Total ALL FAMILY DEVELOPMENTS		1986	391	338	1255	973	399	19	648	46	152	929	756	134	12

Area	Development Name	Households	Household Type			Race/Ethnic Group					Unit Size (# of Bedrooms)				
			Disabled	Elderly	Family	White	Black	American	Asian	Latino	1	2	3	4	5
North	BALLINGER HOMES	110	13%	19%	68%	51%	12%	1%	33%	3%	9%	36%	37%	13%	6%
	GREENLEAF	27	30%	11%	59%	59%	22%	0%	19%	0%	0%	81%	19%	0%	0%
Subtotal		137	16%	18%	66%	53%	14%	1%	30%	2%	7%	45%	33%	10%	4%
East	AVONDALE MANOR	20	10%	0%	90%	60%	15%	0%	10%	15%	0%	20%	50%	30%	0%
	BELLEVUE 8	8	13%	0%	88%	63%	13%	0%	13%	13%	0%	0%	100%	0%	0%
	CEDARWOOD	26	24%	20%	56%	60%	8%	0%	28%	4%	0%	88%	12%	0%	0%
	COLLEGE PLACE	51	18%	16%	67%	57%	10%	0%	33%	0%	0%	73%	27%	0%	0%
	EASTSIDE TERRACE	50	12%	28%	60%	54%	14%	0%	28%	4%	16%	64%	20%	0%	0%
	FOREST GROVE	24	13%	13%	75%	67%	0%	0%	25%	8%	0%	71%	29%	0%	0%
	JUANITA COURT	30	20%	17%	63%	57%	3%	0%	30%	10%	0%	83%	17%	0%	0%
	JUANITA TRACE	30	20%	13%	67%	67%	3%	3%	23%	3%	0%	83%	17%	0%	0%
	JUANITA TRACE II	9	33%	0%	67%	67%	11%	0%	22%	0%	0%	44%	56%	0%	0%
	KIRKWOOD TERRACE	27	15%	15%	70%	56%	15%	0%	22%	7%	0%	78%	22%	0%	0%
Subtotal		305	18%	16%	65%	61%	9%	0%	24%	6%	3%	70%	26%	2%	0%
Southwest	CAMPUS COURT	12	8%	17%	75%	25%	50%	0%	25%	0%	0%	0%	100%	0%	0%
	PARK LAKE HOMES	557	25%	21%	54%	22%	23%	1%	52%	2%	10%	60%	28%	3%	0%
	PARK LAKE HOMES II	163	26%	25%	50%	23%	25%	1%	52%	1%	27%	22%	41%	10%	0%
	RIVERTON TERRACE	30	35%	20%	45%	25%	40%	0%	35%	0%	0%	60%	15%	15%	10%
	SHOREHAM	18	17%	6%	78%	33%	33%	0%	33%	0%	0%	0%	100%	0%	0%
	VICTORIAN WOODS/FED WAY HOMES	15	7%	13%	80%	20%	40%	0%	33%	7%	0%	0%	100%	0%	0%
Subtotal		795	25%	21%	54%	23%	26%	1%	50%	1%	13%	47%	35%	5%	0%
Southeast	CASCADE APTS	108	20%	12%	68%	70%	19%	1%	7%	3%	7%	48%	44%	0%	0%
	GLENVIEW HEIGHTS	10	20%	10%	70%	60%	20%	0%	20%	0%	0%	60%	40%	0%	0%
	SPRINGWOOD APTS	327	10%	11%	79%	59%	29%	1%	9%	1%	0%	37%	49%	14%	0%
	VALLI KEE HOMES	114	29%	16%	55%	58%	29%	3%	6%	4%	16%	23%	43%	18%	0%
	VISTA HEIGHTS	31	23%	10%	67%	57%	30%	3%	7%	3%	0%	0%	100%	0%	0%
	YOUNGS LAKE	26	8%	0%	92%	92%	4%	0%	4%	0%	0%	15%	85%	0%	0%
Subtotal		616	16%	12%	72%	62%	26%	1%	8%	2%	4%	34%	51%	10%	0%
South	BURNDALE HOMES	49	9%	23%	67%	81%	2%	0%	16%	0%	7%	28%	47%	14%	5%
	EVERGREEN COURT	30	30%	10%	60%	70%	13%	0%	13%	3%	0%	73%	27%	0%	0%
	FIRWOOD CIRCLE	49	12%	16%	72%	80%	8%	0%	10%	2%	8%	32%	40%	16%	4%
	GREEN RIVER HOMES	59	25%	22%	53%	75%	15%	0%	8%	2%	14%	51%	29%	7%	0%
	KINGS COURT	30	17%	23%	60%	67%	7%	0%	27%	0%	0%	70%	30%	0%	0%
	PICKERING COURT	30	17%	13%	70%	83%	4%	0%	4%	9%	13%	57%	30%	0%	0%
Subtotal		247	18%	19%	63%	76%	9%	0%	13%	2%	8%	49%	34%	8%	2%
Total ALL FAMILY COMMUNITIES		2100	20%	17%	63%	69%	20%	1%	28%	2%	8%	47%	38%	7%	1%

## Appendix A: Family Developments Demographics

Area	DEVELOPMENT NAME	Households	Avg. Years In PH	Avg Annual Income	Income Groups as % of Area Median Income				Primary Income Source	
					0-30%	30-50%	50-80%	Over 80%	Employment	TANF
North	BALLINGER HOMES	109	8.5	\$16,031	86	19	3	1	51	17
	GREENLEAF	27	9.0	\$14,775	21	4	1	1	11	2
Subtotal		136	8.6	\$15,782	107	23	4	2	62	19
East	AVONDALE MANOR	20	6.4	\$15,673	16	4			10	3
	BELLEVUE 8	8	3.8	\$21,562	5	2	1		2	4
	CEDARWOOD	25	6.8	\$10,617	20	5			6	6
	COLLEGE PLACE	51	7.3	\$13,853	39	11	1		21	7
	EASTSIDE TERRACE	50	8.6	\$14,333	40	7	1	2	16	2
	FOREST GROVE	24	5.4	\$15,831	17	4	2	1	10	4
	JUANITA COURT	30	6.5	\$14,664	25	3		2	9	3
	JUANITA TRACE	30	8.4	\$16,018	22	3	4	1	10	3
	JUANITA TRACE II	9	7.1	\$18,472	6	2	1		4	4
	KIRKWOOD TERRACE	27	6.5	\$15,942	21	4	1	1	8	36
	WELLSWOOD	30	5.8	\$11,646	24	5	1		5	3
Subtotal		304	7.0	\$14,643	235	50	12	7	101	67
Southwest	CAMPUS COURT	12	6.8	\$9,008	12				4	21
	PARK LAKE HOMES	480	9.9	\$12,073	415	59	6		154	1
	PARK LAKE HOMES II	163	9.6	\$13,047	143	17	3		51	6
	RIVERTON TERRACE	20	6.7	\$13,873	18	2			9	3
	SHOREHAM	18	6.6	\$14,914	16	1	1		8	101
	VICTORIAN WOODS/FED WAY HOMES	15	6.0	\$11,846	13	1	1		7	25
Subtotal		708	9.5	\$12,364	617	80	11		233	87
Southeast	CASCADE APTS	108	5.1	\$12,843	95	12	1		39	20
	GLENVIEW HEIGHTS	10	7.6	\$21,286	5	4	1		6	1
	SPRINGWOOD APTS	315	4.1	\$13,106	292	20	3		155	133
	VALLI KEE HOMES	113	8.4	\$16,002	96	12	5		47	10
	VISTA HEIGHTS	30	10.3	\$18,879	20	10			17	5
	YOUNGS LAKE	25	4.9	\$19,744	17	7	2		21	9
Subtotal		602	6.5	\$14,312	525	65	12		285	8
South	BURNDAL HOMES	43	7.7	\$15,295	37	5		1	16	7
	EVERGREEN COURT	30	5.8	\$12,631	26	4			10	5
	FIRWOOD CIRCLE	50	6.7	\$16,515	40	7	3		20	44
	GREEN RIVER HOMES	59	8.2	\$14,498	51	7	1		19	333
	KINGS COURT	30	6.0	\$12,820	26	4			14	5
	PICKERING COURT	23	8.2	\$13,425	18	3	2		5	6
Subtotal		235	7.2	\$14,515	198	30	6	1	84	47
Total		1986	7.5	\$14,777	1682	248	45	10	751	411

Area	DEVELOPMENT NAME	Households	Avg. Years In PH	Avg Annual Income	0-30%	30-50%	50-80%	Over 80%	Employment	TANF
North	BALLINGER HOMES	110	112%	116%	79%	17%	3%	1%	47%	16%
	GREENLEAF	27	119%	107%	78%	15%	4%	4%	41%	7%
Subtotal		137	113%	115%	79%	17%	3%	1%	46%	14%
East	AVONDALE MANOR	20	85%	114%	80%	20%	0%	0%	50%	15%
	BELLEVUE 8	8	51%	157%	63%	25%	13%	0%	25%	50%
	CEDARWOOD	26	89%	77%	80%	20%	0%	0%	24%	24%
	COLLEGE PLACE	51	97%	101%	76%	22%	2%	0%	41%	14%
	EASTSIDE TERRACE	50	114%	104%	80%	14%	2%	4%	32%	4%
	FOREST GROVE	24	71%	115%	71%	17%	8%	4%	42%	17%
	JUANITA COURT	30	86%	106%	83%	10%	0%	7%	30%	10%
	JUANITA TRACE	30	110%	116%	73%	10%	13%	3%	33%	10%
	JUANITA TRACE II	9	93%	134%	67%	22%	11%	0%	44%	44%
	KIRKWOOD TERRACE	27	86%	116%	78%	15%	4%	4%	30%	133%
	WELLSWOOD	30	76%	85%	80%	17%	3%	0%	17%	10%
Subtotal		305	92%	106%	77%	16%	4%	2%	33%	22%
Southwest	CAMPUS COURT	12	89%	65%	100%	0%	0%	0%	33%	175%
	PARK LAKE HOMES	557	130%	88%	86%	12%	1%	0%	32%	0%
	PARK LAKE HOMES II	163	127%	95%	88%	10%	2%	0%	31%	4%
	RIVERTON TERRACE	30	89%	101%	90%	10%	0%	0%	45%	15%
	SHOREHAM	18	88%	106%	89%	6%	6%	0%	44%	561%
	VICTORIAN WOODS/FED WAY HOMES	15	80%	86%	87%	7%	7%	0%	47%	167%
Subtotal		795	126%	90%	87%	11%	2%	0%	33%	12%
Southeast	CASCADE APTS	108	68%	93%	88%	11%	1%	0%	36%	19%
	GLENVIEW HEIGHTS	10	100%	155%	50%	40%	10%	0%	60%	10%
	SPRINGWOOD APTS	327	55%	95%	93%	6%	1%	0%	49%	42%
	VALLI KEE HOMES	114	111%	116%	85%	11%	4%	0%	42%	9%
	VISTA HEIGHTS	31	136%	137%	67%	33%	0%	0%	57%	17%
	YOUNGS LAKE	26	65%	143%	65%	27%	8%	0%	81%	35%
Subtotal		616	73%	104%	87%	11%	2%	0%	47%	1%
South	BURNDAL HOMES	49	102%	111%	86%	12%	0%	2%	37%	16%
	EVERGREEN COURT	30	76%	92%	87%	13%	0%	0%	33%	17%
	FIRWOOD CIRCLE	49	89%	120%	80%	14%	6%	0%	40%	88%
	GREEN RIVER HOMES	59	108%	105%	86%	12%	2%	0%	32%	564%
	KINGS COURT	30	79%	93%	87%	13%	0%	0%	47%	17%
	PICKERING COURT	30	109%	97%	78%	13%	9%	0%	22%	26%
Subtotal		247	95%	105%	84%	13%	3%	0%	36%	20%
Total		2100	100%	100%	85%	12%	2%	1%	39%	21%

## Appendix B: Mixed Population Developments Demographics

AREA	DEVELOPMENT NAME	House-holds	Avg Years in PH	Average Annual Income	Income Groups as % of Area Median Income			Income Source	
					0-30%	30-50%	50-80%	Social Security	SSI
North	BRIARWOOD	69	8.8	\$8,577	68	1		30	45
	NORTHRIDGE HOUSE I	69	8.1	\$8,458	68	1		37	31
	NORTHRIDGE HOUSE II	70	8.6	\$9,565	65	5		34	39
	PARAMOUNT HOUSE	70	6.9	\$8,974	66	3	1	35	35
	THE LAKE HOUSE	70	7.8	\$8,953	69	1		33	42
Total		348	8.0	\$8,908	336	11	1	169	192
East	CASA JUANITA	80	8.1	\$7,812	79	1		27	49
	EASTRIDGE HOUSE	40	7.2	\$8,349	40			24	15
	FOREST GLEN	40	9.4	\$8,660	38	2		17	19
Total		160	8.2	\$8,158	157	3		68	83
Southwest	BOULEVARD MANOR	69	5.1	\$8,090	66	3		28	34
	BRITTANY PARK	43	5.7	\$8,395	40	3		23	14
	MUNRO MANOR	58	6.9	\$9,080	54	3	1	24	30
	RIVERTON TERRACE	30	6.8	\$6,698	30			9	14
	YARDLEY ARMS	66	6.7	\$7,612	64	2		28	39
Total		266	6.2	\$8,080	254	11	1	112	131
Southeast	MARDI GRAS	61	10.6	\$8,305	60	1		31	31
Total		61	10.6	\$8,305	60	1		31	31
South	CASA MADRONA	69	5.6	\$11,448	63	5	1	58	14
	GUSTAVES MANOR	35	8.0	\$8,612	35			15	22
	PLAZA 17	70	7.3	\$8,554	69		1	33	40
	SOUTHRIDGE HOUSE	79	8.8	\$7,533	79			25	55
	WAYLAND ARMS	67	6.1	\$8,254	66	1		39	29
Total		320	7.1	\$8,869	312	6	2	170	160
Grand Total		1,155	7.5	\$8,571	1,119	32	4	550	597

AREA	DEVELOPMENT NAME	House-holds	Avg Years in PH	Average Annual Income	0-30%	30-50%	50-80%	Social Security	SSI
North	BRIARWOOD	69	120%	102%	97%	3%	0%	43%	49%
	NORTHRIDGE HOUSE I	69	107%	99%	99%	1%	0%	49%	41%
	NORTHRIDGE HOUSE II	70	111%	108%	96%	4%	0%	43%	47%
	PARAMOUNT HOUSE	70	106%	106%	93%	4%	1%	49%	36%
	THE LAKE HOUSE	70	105%	104%	97%	3%	0%	43%	50%
Total		348	110%	104%	96%	3%	0%	45%	45%
East	CASA JUANITA	80	98%	90%	98%	1%	0%	28%	59%
	EASTRIDGE HOUSE	40	101%	103%	100%	0%	0%	68%	33%
	FOREST GLEN	40	111%	107%	95%	5%	0%	40%	38%
Total		160	102%	98%	98%	2%	0%	41%	47%
Southwest	BOULEVARD MANOR	69	69%	88%	99%	1%	0%	36%	39%
	BRITTANY PARK	43	74%	100%	88%	9%	0%	47%	26%
	MUNRO MANOR	58	95%	99%	93%	5%	0%	37%	43%
	RIVERTON TERRACE	30	100%	80%	100%	0%	0%	37%	37%
	YARDLEY ARMS	66	94%	95%	100%	3%	0%	42%	52%
Total		266	85%	93%	96%	4%	0%	39%	41%
Southeast	MARDI GRAS	61	117%	96%	102%	0%	0%	50%	48%
Total		61	117%	96%	102%	0%	0%	50%	48%
South	CASA MADRONA	69	90%	127%	90%	10%	0%	74%	13%
	GUSTAVES MANOR	35	98%	98%	100%	0%	0%	46%	51%
	PLAZA 17	70	90%	101%	99%	0%	1%	50%	44%
	SOUTHRIDGE HOUSE	79	119%	89%	101%	0%	0%	27%	70%
	WAYLAND ARMS	67	88%	102%	97%	3%	0%	57%	34%
Total		320	97%	103%	97%	3%	0%	50%	43%
Grand Total		1,155	100%	100%	97%	3%	0%	45%	44%

## Appendix B (Continued)

			Household Type			Race/Ethnic Group					Unit Size (# of Bedrooms)			
AREA	DEVELOPMENT NAME	Households				Native								
			Disabled	Elderly	Family	White	Black	American	Asian	Latino	Studio	1	2	
North	BRIARWOOD	69	18	51		56	4			8	1		69	
	NORTHRIDGE HOUSE I	69	29	39	1	52	2			14	1	41	27	1
	NORTHRIDGE HOUSE II	70	20	49	1	50	3		2	15			69	1
	PARAMOUNT HOUSE	70	33	34	3	55	3			10	2	37	32	1
	THE LAKE HOUSE	70	26	43	1	50	5			13	2		70	
Total		348	126	216	6	263	17		2	60	6	78	267	3
East	CASA JUANITA	80	18	62		61	3			15	1		80	
	EASTRIDGE HOUSE	40	14	26		35				5			39	1
	FOREST GLEN	40	17	22	1	29	2			8	1		40	
Total		160	49	110	1	125	5			28	2		159	1
Southwest	BOULEVARD MANOR	69	39	29	1	36	25		1	6	1		69	
	BRITTANY PARK	43	26	17		31	7			4	1		43	
	MUNRO MANOR	58	34	24		38	9			4	7		58	
	RIVERTON TERRACE	30	13	17		12	9		1	8			30	
	YARDLEY ARMS	66	27	38	1	46	4			14	2		66	
Total		266	139	125	2	163	54		2	36	11		266	
Southeast	MARDI GRAS	61	3	58		57	1			3			61	
Total		61	3	58		57	1			3			61	
South	CASA MADRONA	69	12	56	1	67				2			69	
	GUSTAVES MANOR	35	3	32		31				4		4	31	
	PLAZA 17	70	7	63		66				4			70	
	SOUTHRIDGE HOUSE	79	7	72		34	1		1	42	1		79	
	WAYLAND ARMS	67	15	51	1	62	2				3	36	30	1
Total		320	44	274	2	260	3		1	52	4	40	279	1
Grand Total		1,155	361	783	11	868	80		5	179	23	118	1,032	5

Area	Development Name	Households	Household Type			Race/Ethnic Group					Unit Size (# of Bedrooms)		
			Disabled	Elderly	Family	White	Black	American Indian	Asian	Latino	Studio	1	2
North	BRIARWOOD	69	26%	74%	0%	81%	6%	0%	12%	1%	0%	100%	0%
	NORTHRIDGE HOUSE I	69	42%	57%	1%	75%	3%	0%	20%	1%	59%	39%	1%
	NORTHRIDGE HOUSE II	70	29%	70%	1%	71%	4%	3%	21%	0%	0%	99%	1%
	PARAMOUNT HOUSE	70	47%	49%	4%	79%	4%	0%	14%	3%	53%	46%	1%
	THE LAKE HOUSE	70	37%	61%	1%	71%	7%	0%	19%	3%	0%	100%	0%
Total		348	36%	62%	2%	76%	5%	1%	17%	2%	22%	77%	1%
East	CASA JUANITA	80	23%	78%	0%	76%	4%	0%	19%	1%	0%	100%	0%
	EASTRIDGE HOUSE	40	35%	65%	0%	88%	0%	0%	13%	0%	0%	98%	3%
	FOREST GLEN	40	43%	55%	3%	73%	5%	0%	20%	3%	0%	100%	0%
Total		160	31%	69%	1%	78%	3%	0%	18%	1%	0%	99%	1%
Southwest	BOULEVARD MANOR	69	57%	42%	1%	52%	36%	1%	9%	1%	0%	100%	0%
	BRITTANY PARK	43	60%	40%	0%	72%	16%	0%	9%	2%	0%	100%	0%
	MUNRO MANOR	58	59%	41%	0%	66%	16%	0%	7%	12%	0%	100%	0%
	RIVERTON TERRACE	30	43%	57%	0%	40%	30%	3%	27%	0%	0%	100%	0%
	YARDLEY ARMS	66	41%	58%	2%	70%	6%	0%	21%	3%	0%	100%	0%
Total		266	52%	47%	1%	61%	20%	1%	14%	4%	0%	100%	0%
Southeast	MARDI GRAS	61	5%	95%	0%	93%	2%	0%	5%	0%	0%	100%	0%
Total		61	5%	95%	0%	93%	2%	0%	5%	0%	0%	100%	0%
South	CASA MADRONA	69	17%	81%	1%	97%	0%	0%	3%	0%	0%	100%	0%
	GUSTAVES MANOR	35	9%	91%	0%	89%	0%	0%	11%	0%	11%	89%	0%
	PLAZA 17	70	10%	90%	0%	94%	0%	0%	6%	0%	0%	100%	0%
	SOUTHRIDGE HOUSE	79	9%	91%	0%	43%	1%	1%	53%	1%	0%	100%	0%
	WAYLAND ARMS	67	22%	76%	1%	93%	3%	0%	0%	4%	54%	45%	1%
Total		320	14%	86%	1%	81%	1%	0%	16%	1%	13%	87%	0%
Grand Total		1,155	31%	68%	1%	75%	7%	0%	15%	2%	10%	89%	0%

# Appendix C

## Section 8 Program Demographics: April 2004

Program	Households	Annual Income	Area Median Income				Income Source		Household Type			Race/Ethnicity					Number of Bedrooms							
			0-30%	30-50%	50-80%	Over 80%	Employed	TRANS	Disabled	Elderly	Family	White	Black	Asian	Latino	Other	Studio	1	2	3	4	5	6	
MTW Block Grant	839	\$10,025	771	39			104	883	145	25	669	357	407	13	27	16	19		21	334	355	100	29	
Access	25	\$5,026	20					4	21	2	2	18	5	1				1	20	4	1			
Allocation	1,074	\$8,493	941	40	4		81	62	959	86	29	788	225	9	24	8	20		2	773	286	19	13	
FUP	195	\$12,866	122	25	1		74	36	33		162	119	50	5	6	8	7		9	94	65	21	6	
Mainstream	246	\$10,705	212	9	4		19	58	116	108	22	163	61	4	5	5	8		84	116	38	5	2	
MTW	776	\$11,851	610	70	7	3	267	262	94	28	656	355	344	13	32	23	9		31	347	304	78	16	
General	3,241	\$12,965	2,682	417	57		1,212	115	882	689	1,670	1,879	1,034	37	167	76	48		901	1,176	847	231	84	
Port-Ins	1,899	\$11,918	1,655	208	26		521	577	512	149	1,228	830	825	21	127	34	52		317	751	619	157	45	
Grand Total	8,285	\$11,676	7,013	808	99	3	2,278	1,997	2,762	1,085	4,438	4,509	2,951	103	388	170	164		2	2,156	3,088	2,248	605	183

Does not include port-outs  
General = General-purpose vouchers and all special-purpose vouchers no longer required to be treated as special-purpose

Program	Households	Annual Income	Area Median Income				Income Source		Household Type			Race/Ethnicity					Number of Bedrooms							
			0-30%	30-50%	50-80%	Over 80%	Employed	TRANS	Disabled	Elderly	Family	White	Black	Asian	Latino	Other	Studio	1	2	3	4	5	6	
MTW Block Grant	10%	86%	92%	5%	0%	0%	12%	105%	17%	3%	80%	43%	49%	2%	3%	2%	0%	3%	40%	42%	12%	3%	0%	
Access	0%	43%	80%	0%	0%	0%	0%	16%	84%	8%	8%	72%	20%	4%	0%	4%	0%	80%	16%	4%	0%	0%	0%	
Allocation	13%	73%	88%	4%	0%	0%	8%	6%	89%	8%	3%	73%	21%	1%	2%	1%	0%	72%	25%	2%	1%	0%	0%	
FUP	2%	110%	63%	13%	1%	0%	38%	18%	17%	0%	83%	61%	26%	3%	3%	4%	0%	5%	48%	33%	11%	3%	0%	
Mainstream	3%	92%	86%	4%	2%	0%	8%	24%	47%	44%	9%	66%	25%	2%	2%	3%	0%	34%	47%	15%	2%	1%	0%	
MTW	9%	101%	79%	9%	1%	0%	34%	34%	12%	3%	85%	46%	44%	2%	4%	3%	0%	4%	45%	39%	10%	2%	0%	
General	39%	111%	83%	13%	2%	0%	37%	4%	27%	21%	52%	58%	32%	1%	5%	2%	1%	6%	28%	36%	26%	7%	3%	0%
Port-Ins	23%	102%	88%	11%	1%	0%	28%	31%	27%	8%	65%	44%	44%	1%	7%	3%	0%	17%	40%	33%	8%	2%	0%	
Grand Total	100%	100%	85%	10%	1%	0%	27%	24%	33%	13%	54%	54%	36%	1%	5%	2%	0%	26%	37%	27%	7%	2%	0%	

The percentages in the table above, except for the Households column, provide the number in the first table as a percentage of

The percentages in the table above, except for the Households column, provide the number in the first table as a percentage of

# Appendix D

## Public Housing Waiting List Demographics

Area	Households	Avg Annual Income	Household Type			Race/Ethnicity						Number of Bedrooms				
			Disabled	Elderly	Family	White	Black	Native American	Asian	Latino	Other	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
North	1,281	\$10,834	266	86	1048	606	397	22	165	40	51	466	594	173	46	2
East	1,809	\$11,349	396	206	1400	932	440	27	274	84	52	737	714	302	55	1
Southwest	1,973	\$10,757	277	116	1768	722	732	39	306	90	84	563	939	385	74	12
Southeast	1,545	\$9,948	263	115	1282	786	474	23	164	49	49	572	707	213	51	2
South	2,244	\$10,638	468	221	1761	1201	592	35	246	87	83	834	955	346	84	15
Total Applications	8,852	\$10,715	1,670	744	7,259	4,247	2,635	146	1,155	350	319	3,172	3,909	1,419	310	32
Total Applicants	4,496	\$10,715	916	516	3,539	2,313	1,125	67	662	177	152	1,713	1,860	744	152	22

Note that Total Applications include duplications because applicants can submit applications for more than one area.  
Applicant totals represent unduplicated numbers.

			Household Type		Race/Ethnicity						Number of Bedrooms						
	Households as % of Total Applications	% of Avg Annual Income	Disabled	% Elderly	% Family	% White	% Black	% American Indian	% Native	% Asian	% Latino	% Other	% 1 Bed	% 2 Bed	% 3 Bed	% 4 Bed	% 5+ Bed
Program																	
North	14%	101%	21%	7%	82%	47%	31%	2%	13%	3%	4%		36%	46%	14%	4%	0%
East	20%	106%	22%	11%	77%	52%	24%	1%	15%	5%	3%		41%	39%	17%	3%	0%
Southwest	22%	100%	14%	6%	90%	37%	37%	2%	16%	5%	4%		29%	48%	20%	4%	1%
Southeast	17%	93%	17%	7%	83%	51%	31%	1%	11%	3%	3%		37%	46%	14%	3%	0%
South	25%	99%	21%	10%	78%	54%	26%	2%	11%	4%	4%		37%	43%	15%	4%	1%
Grand Total	100%	100%	19%	8%	82%	48%	30%	2%	13%	4%	4%		36%	44%	16%	4%	0%



# Appendix E

## Section 8 Waiting List Demographics

Household Type	Households	Avg. Income	White	Black	Native American	Asian	Latino	Other
Disabled	967	\$9,501	551	260	29	43	42	42
Elderly	603	\$11,192	369	112	6	51	30	35
Family	3,715	\$11,932	1,497	1,432	116	219	335	116
Grand Total	5,285	\$11,414	2,417	1,804	151	313	407	193

Household Type	% of Households	% of Avg. Income	% White	% Black	% Native American	% Asian	% Latino	% Other
Disabled	18.3%	83.2%	57%	27%	3%	4%	4%	4%
Elderly	11.4%	98.1%	61%	19%	1%	8%	5%	6%
Family	70.3%	104.5%	40%	39%	3%	6%	9%	3%
Grand Total	100.0%	100.0%	46%	34%	3%	6%	8%	4%



# Appendix F

## 10-Year Capital Fund Plan

### Scheduled and Deferred Projects

Status	Location	Description	Cost \$ in thous	Plan Year
Completed	College Place	drainage & surface water system	458	2001
Completed	Ballinger	infrastructure replacement	1,247	2001
Completed	Park Lake	install fence	19	2001
Completed	Northridge I & II	install fire & life safety	2,300	2001
Completed	Cascade	interior renovation	196	2001
Completed	Riverton	remodel community building	15	2001
Completed	Plaza 17	repair heating system	54	2001
Completed	Northridge I& II	replace decks/ windows	732	2001
Completed	Cascade	construct storage units	400	2002
Completed	Springwood	demo Bldg 41	60	2002
Completed	Shoreham	drainage & surface water system	223	2002
Completed	Casa Juanita	fire & life safety system	700	2002
Completed	Ballinger	install new trees	50	2002
Completed	Park Lake	install porch lights	50	2002
Completed	Cascade	remodel community bldg	250	2002
Completed	Valli Kee	replace Valli Kee ranges	50	2002
Completed	Cascade	replace water mains	535	2002
Completed	Campus Court	replacement roof	35	2002
Completed	Ballinger	replacement roofs	850	2002
Completed	College Place	surface water system	725	2002
Completed	Valle Kee	Furnaces (14)	30	2,002
In Process	Riverton	interior renovation	250	2002
In Process	Furnishings	senior buildings	20	2002
Completed	Cascade	construct maintenance building	50	2003
Completed	Casa Juanita	install fire/life safety systems	500	2003
Completed	Victorian	replace roofs	50	2003
Completed	Cascade	water mains, storm water mains	450	2003
Completed	Valli Kee	waterlines & infrastructure upgrade	1,000	2003
Completed	Campus Court	Replace windows	60	2003
Completed	Shoreham	Windows	60	2003
In Process	Ballinger	Community building	250	2003
In Process	Senior Buildings	furnishings (Casa Juanita & NR I,II)	60	2003
In Process	Pickering Court	infrastructure & playground	350	2003
In Process	Burndale	Interior renovation (includes water lines)-	1,000	2003
In Process	Riverton Terrace	Interior renovation	500	2003
In Process	Riverton (family)	Windows	150	2003
Scheduled	Casa Juanita	infrastructure upgrade	300	2003
Scheduled	Northridge	parking expansion (infrastructure)	20	2003
Scheduled	Mardi Gras	replace decks	200	2003
Scheduled	Casa Juanita	roofing recoat & comm. room repairs	100	2003
Completed	Campus Court I	replace siding (repaired & painted)	65	2004
Completed	Shoreham	replace siding (repaired & painted)	100	2004
Completed	Victorian	replace siding (repaired & painted)	100	2004
In Process	Pickering Court	Interior renovation	500	2004
In Process	Juanita Trace	Replace playground equipment	30	2,004
Scheduled	Youngs Lake	infrastructure replacment	500	2004
Scheduled	Yardley Arms	install fire/life safety system	1,200	2004

Status	Location	Description	Cost \$ in thous	Plan Year
Scheduled	Firwood Circle	Interior renovation (includes water lines)	750	2004
Scheduled	Springwood	recreation building reconstruction	1,800	2004
Scheduled	Burndale Comm Bldg	New community building	150	2004
Scheduled	Burndale Homes	New community building	350	2004
Scheduled	Mardi Gras	infrastructure & decks	500	2005
Scheduled	Brittany Park	install fire/life safety systems	750	2005
Scheduled	Southridge	install fire/life safety systems	1,200	2005
Scheduled	Green River	Interior renovation	1,600	2005
Scheduled	Casa Madrona	infrastructure	750	2006
Scheduled	Casa Madrona	install fire/life safety systems	1,000	2006
Scheduled	Green River	interior renovations	400	2006
Scheduled	Yardley Arms	Exterior paint/upgrades	100	2006
Scheduled	Springwood	Redevelopment	720	2007
Scheduled	Springwood	Redevelopment	2,400	2007
Scheduled	Springwood	Redevopment	3,000	2007
Scheduled	Mardi Gras	install fire/life safety systems	1,000	2007
Scheduled	Springwood	Redevelopment	3,500	2008
Scheduled	Plaza 17	install fire/life safety systems	1,400	2008
Scheduled	Springwood	Redevelopment	3,600	2008
Scheduled	Paramount House	install fire & life safety systems	1,000	2009
Scheduled	Springwood	Redevelopment	3,480	2009
Scheduled	Springwood	Redevelopment	3,360	2009
Scheduled	Springwood	Redevelopment	480	2009
Scheduled	Munro Manor	Life safety	900	2010
Scheduled	PHA Roofs	Replace various roofs	300	2010
Scheduled	Riverton Terrace	Life safety	800	2011
Scheduled	Gustaves	Life safety ( fs in units)	500	2011
Scheduled	Wayland	fire & life safety systems	320	2012
Scheduled	Juanita Court	Interior renovation	1,200	2012
Scheduled	Juanita Trace	Interior renovation	1,600	2012
Scheduled	Park Lake II	Redevelopment	1,100	2012
Deferred	Juanita Court	Infrastructure upgrades	500	
Deferred	Juanita Trace	Infrastructure upgrades	500	
Deferred	All Senior Developments	Interior renovation	33,090	
Deferred	Avondale Manor	Interior renovation	600	
Deferred	Ballinger	Interior renovation	3,300	
Deferred	Bellevue Houses	Interior renovation	240	
Deferred	Campus Court	Interior renovation	390	
Deferred	Campus Court II	Interior renovation	30	
Deferred	College Place	Interior renovation	1,530	
Deferred	Eastside Terrace	Interior renovation	1,500	
Deferred	Evergreen Court	Interior renovation	900	
Deferred	Glenview Heights	Interior renovation	300	
Deferred	Green Leaf	Interior renovation	810	
Deferred	Kings Court	Interior renovation	900	
Deferred	Kirkwood Terrace	Interior renovation	840	
Deferred	Shoreham	Interior renovation	540	
Deferred	Victorian Woods	Interior renovation	450	
Deferred	Federal Way Houses	Interior renovation including furnaces	90	
Deferred	Cedarwood	Interior renovation	700	

Status	Location	Description	Cost \$ in thous	Plan Year
Deferred	Green River	Management office roofing	50	
Deferred	Munro Manor	Parking lot repair/sealcoat	100	
Deferred	Paramount House	Parking lot repair/sealcoat	50	
Deferred	Riverton Terrace - Senior	Parking lot repair/sealcoat	125	
Deferred	Yardley Arms	Parking lot repair/sealcoat/ADA access	250	
Deferred	Southridge House	Parking lot repair/sealcoat/sidewalk at right of way	100	
Deferred	Boulevard Manor	Patio replacement	25	
Deferred	Casa Juanita	Patio/outdoor furnishings	25	
Deferred	Campus Court II	Pave driveway/site upgrades	10	
Deferred	Green Leaf	Playground equipment	20	
Deferred	Munro Manor	Railings at 1st floor patios	50	
Deferred	Park Lake II	Redevelopment	5,950	
Deferred	Campus Court	Repair/Sealcoat parking lot	30	
Deferred	Green Leaf	Repair/sealcoat parking lot	15	
Deferred	Victorian Woods	Repair/sealcoat parking lot	100	
Deferred	Cedarwood	Infrastructure upgrades	90	
Deferred	Casa Juanita	Repalce concrete aggregate patios	25	
Deferred	Briarwood	Repalce domestic water lines	250	
Deferred	Bellevue Houses	Repave driveways	25	
Deferred	Boulevard Manor	Repave parking lot/curbs/landscaping	150	
Deferred	Riverton (family)	Repave parking lot/curbs/landscaping	125	
Deferred	Briarwood	Replace decks & patio doors	300	
Deferred	Casa Juanita	Replace decks & patio doors	300	
Deferred	Munro Manor	Replace decks & patio doors	200	
Deferred	Forest Glen	Replace domestic water lines	175	
Deferred	Paramount House	Replace fire walls/draft stops	50	
Deferred	Bellevue Houses	Replace gas furnaces	10	
Deferred	Shoreham	Replace intercom	25	
Deferred	Wellswood	Replace kitchen/bath flooring & fixtures	300	
Deferred	Bellevue Houses	Replace roofs	40	
Deferred	Youngs Lake	Replace sewer lines under units	500	
Deferred	Valle Kee	Replace/relocate mailboxes & shelters	25	
Deferred	Briarwood	Resurface parking lot	25	
Deferred	Boulevard Manor	Roofing	50	
Deferred	Campus Court II	Roofing	8	
Deferred	Cascade	Roofing	300	
Deferred	Evergreen Court	Roofing	100	
Deferred	Juanita Court	Roofing	90	
Deferred	Mardi Gras	Roofing	50	
Deferred	Northridge I & II	Roofing	150	
Deferred	Park Lake II	Roofing	1,500	
Deferred	Southridge House	Roofing	150	
Deferred	Valle Kee	Roofing	350	
Deferred	Wayland Arms	Roofing	100	
Deferred	Wayland Arms	Sewer main/system replace	250	
Deferred	Campus Court II	Siding	15	
Deferred	Pickering Court	Siding	150	
Deferred	Vista Heights	Siding	100	
Deferred	Federal Way Houses	Siding	30	
Deferred	Green River	Siding/roofing/windows	1,000	
Deferred	Kings Court	Site lighting	50	
Deferred	Kirkwood Terrace	Site lighting	25	

Status	Location	Description	Cost \$ in thous	Plan Year
Deferred	Wellswood	Site lighting	50	
Deferred	Forest Grove	Site lighting/entry signage	10	
Deferred	Burndale Homes	Site upgrades - storm drainage/utilities/SWM/paving/cu	1,000	
Deferred	Munro Manor	SWM	100	
Deferred	Riverton Terrace - Senior	SWM	100	
Deferred	Eastside Terrace	SWM/site drainage	850	
Deferred	Vista Heights	SWM/site drainage	400	
Deferred	Green Leaf	SWM/site drainage/crawl space ponding water	100	
Deferred	Victorian Woods	SWM/storm drainage	200	
Deferred	Paramount House	SWM/tightline downspouts	20	
Deferred	Lake House	Upgrade exterior lighting	25	
Deferred	Campus Court	Upgrade Playground Equipment/Landscaping	25	
Deferred	Forest Glen	Upgrade site lighting	50	
Deferred	Campus Court	Upgrade Storm Drainage System	100	
Deferred	Boulevard Manor	Windows	300	
Deferred	Park Lake II	Windows	1,000	
Deferred	Wayland Arms	Windows	250	
Deferred	Munro Manor	Windows - recaulk/seal	50	

## Appendix G

<b>RESIDENT PROGRAMS</b>			
<b>Program Name &amp; Description (including location, if appropriate)</b>	<b>Services provided</b>	<b>Access (Development office / PHA main office / other provider name)</b>	<b>Eligibility (Public housing or Section 8 participants or both or other)</b>
<b>Academy of Language:</b> Translation and interpretation services to support service programs and better meet residents' needs	All KCHA sites	Academy of Language or PHA Staff	Public Housing Residents, Section 8 Participants, and Preservation Program Residents
<b>Auburn Food Bank:</b> Food Bank Services Located at Burndale Homes, also serving Firwood Circle, Green River Homes	Burndale Homes, Firwood Circle and Green River Homes	Auburn Food Bank or PHA Staff	Public Housing Residents and Section 8 Participants, and Other Area Residents
<b>Bellevue Boys and Girls Club:</b> Computer Activity Centers and Youth Service Programs	Eastside Terrace, Hidden Village, Spiritwood Manor, and College Place	Bellevue Boys and Girls Club or PHA Staff	Public Housing and Preservation Program Residents
<b>Bellevue Boys and Girls Club:</b> Summer Lunch Program	Eastside Terrace, Hidden Village, and Spiritwood Manor	Bellevue Boys and Girls Club or PHA Staff	Public Housing and Preservation Program Residents
<b>Bellevue Community College:</b> Outreach and Educational Case Management	Eastside Terrace, Pickering Court and College Place	Bellevue Community College or PHA Staff	Preservation Program Residents
<b>Neighborhood Block Watch</b>	Pickering Court	Residents of the Area	
<b>Boys and Girls Club of King County:</b> Late Night and Weekend Youth Recreation Programs	Park Lake Homes I and II	Boys and Girls Clubs of King County or PHA Staff	Public Housing Residents and Section 8 Participants, and Other Area Residents
<b>Boys and Girls Clubs of King County:</b> Youth Recreation, Summer Lunch Program and Other Services	Park Lake Homes, Firwood Circle, Evergreen Court, and King's Court	Boys and Girls Clubs of King County or PHA Staff	Public Housing Residents and Section 8 Participants, and Other Area

			Residents
<b>Southwest Boys and Girls Club of Skagit County:</b> Prevention programs, Youth Field Trips, Family Night, Smart Parent Workshop.	Cedar Grove Apartments	Boys and Girls Club of Skagit County	Public Housing Residents and other residents
<b>Cascadia Community College:</b> Job skills training and career development assistance.	Avondale Manor, Forest Grove, Kirkwood Terrace, Juanita Court, Juanita Trace, Wells Wood and Cedarwood	Cascadia Community College or PHA staff	Public Housing Residents and other area residents
<b>Center for Career Alternatives:</b> ESL, Job Preparation and Placement Assistance.	Springwood, Cascade and Valli Kee	Center for Career Alternatives or PHA staff	Public Housing Residents and Kent Area Section 8 Participants
<b>Center for Human Services:</b> Homework assistance & Tutoring services. Also, provide family programs.	Ballinger Homes	Center for Human Services or PHA Staff	Public Housing Residents
<b>City of Auburn Police Department:</b> Community Policing Services	Burndale Homes, Firwood Circle and Green River Homes	City of Auburn Police Department: Community Policing Services or PHA Staff	Public Housing Residents
<b>City of Bellevue Police Department:</b> Community Policing and Outreach	Spiritwood Manor, College Place, Eastside Terrace and Hidden Village	City of Bellevue Police Department or PHA Staff	Public Housing and Preservation Program Residents
<b>City of Kent Police Department:</b> Community Policing Services, including Police Substation at Springwood Apartments	Springwood Apartments and Valli Kee Homes	City of Kent Police Department or PHA Staff	Public Housing Residents
<b>City of Shoreline Departments of Parks and Recreation:</b> Provide Art Series, Art Studio, Arts and Crafts Workshop and Teen Recreation Trips	Ballinger Homes	City of Shoreline Departments of Parks and Recreation or PHA Staff	Public Housing Residents
<b>Consolidated Food Management:</b> Meal Program	Harrison House	Consolidated Food Management or PHA Staff	Public Housing Residents
<b>Des Moines Area Food Bank:</b>	Riverton Terrace	Des Moines Area	Public Housing

Provides food assistance to residents		Food Bank Staff or PHA Staff	Residents
<b>Faith In Action Program:</b> Volunteer Chore Services for residents	Eastridge House	Interfaith Volunteer Program or PHA staff	Public Housing Residents
<b>Federal Way Youth and Family Services:</b> Family support programming	Kings Court and Evergreen Court	Federal Way Youth and Family Services or PHA staff	Public Housing Residents and Other Area Residents
<b>Girl Scouts of America:</b> Provide services: creative living, helping people, trail activities (outdoors) homework assistance, emergency literacy and clean up and closing activity.	Wells Wood, Kirkwood Terrace, Springwood, Valli Kee & Cascade	Girl Scouts of America or PHA staff	Public Housing Residents
<b>Green River Community Technology College Interns:</b> Technology Center Equipment and Technical Teaching Support Classes	Burndale Apartments, Green River Homes and Firwood Circle	King County Housing Authority AmeriCorps*VISTA Program or other PHA Staff	Public Housing Residents
<b>Highline Community College:</b> Adult Education and E.S.L. Services within Career Development Center and a Computer Education Center	Park Lake Homes I and II	Highline Community College or PHA Staff	Public Housing Residents and Section 8 Participants, and Other Area Residents
<b>Highline Food Bank:</b> Food assistance	Boulevard Manor	Highline Food Bank Staff or PHA Staff	Public Housing Residents and Other Area Residents.
<b>Kent Food Bank:</b> Provide food assistance to residents	Springwood	Kent Food Bank or PHA Staff	Public Housing Residents and Section 8 Participants, and Other Area Residents
<b>Kent Senior Activity Center – City of Kent:</b> Exercise program. Classes in six-week sessions w/ two exercise classes per week.	Harrison House	City of Kent-Kent Senior Activity	Public Housing Residents and Other Area Residents
<b>Kent Youth and Family Services Head Start:</b> Provides	Springwood Apartments, Valli Kee	Kent Youth and Family Service or	Public Housing Residents and Other

Computer Center	and Cascade Homes	PHA staff	Area Residents
<b>Kent Youth and Family Services:</b> Youth Recreation Services and Summer Lunch Program	Cascade Apartments, Springwood Apartments and Valli Kee Homes	Kent Youth and Family Services or PHA Staff	Public Housing Residents
<b>Kent Youth and Family Services:</b> Early Childhood Education and Assistance Programs	Cascade Homes	Kent Youth and Family Services or PHA Staff	Public Housing Residents
<b>Kent Youth and Family Services:</b> Head Start Program	Springwood Apartments, Springwood and Valli Kee	Kent Youth and Family Services or PHA Staff	Public Housing Residents
<b>Kent Youth and Family Services:</b> ESL Program	Cascade Apartments, Springwood Apartments and Valli Kee Homes	Kent Youth and Family Services or PHA Staff	Public Housing Residents
<b>King County Housing Authority AmeriCorps Program Adult Education Services:</b> ESL Classes, Civic Engagement Program, and other educational activities for residents	Boulevard Manor, Casa Juanita, Forest Glen, Mardi Gras Apartments, Munro Manor, The Lake House, Valli Kee Homes, Wayland Arms, Yardley Arms, Spiritwood Manor, Northlake House, Burndale Homes and Youngs Lake.	King County Housing Authority AmeriCorps Program or other PHA Staff	Public Housing Residents
<b>King County Housing Authority AmeriCorps Program Adult Education Services:</b> Basic Computer Classes	Youngs Lake	King County Housing Authority AmeriCorps Program or other PHA Staff	Public Housing Residents
<b>King County Housing Authority Family Self Sufficiency Program:</b> Case Management and Service Coordination to FSS Program Participants	Youngs Lake	King County Housing Authority staff	Section 8 and Public Housing Residents
<b>King County Housing</b>	Mixed Population	King County	Public Housing and



<b>Authority Support Services Coordination Program:</b> Community Building, Outreach, Information and Referral, and Advocacy Services	Developments  Sites include 1,337 units	Housing Authority Support Services Coordination Program or other PHA staff	Section 8 New Construction Residents
<b>King County Housing Authority Transportation Program:</b> Transportation Services to Food Banks, Essential Shopping and Other Destination	Mixed Population Developments and Park Lake Homes  Sites include 2,070 units	King County Housing Authority Support Services Coordination Program, Transportation Program, or other PHA Staff	Public Housing and Section 8 New Construction Residents
<b>King County Housing Authority AmeriCorps*VISTA Computer Technology Center Services:</b> Adult and Youth Computer Classes	Burndale Apartments, Green River Homes, Firwood Circle and Park Lake Homes	King County Housing Authority AmeriCorps*VISTA Program or other PHA Staff	Public Housing Residents
<b>King County Library:</b> Mobile Library Services	Mixed Population Developments  Sites include 1,337 units	King County Library or PHA Staff	Public Housing Residents
<b>King County Public Safety:</b> Community Policing Services	Ballinger Homes and Cascade Homes		
<b>King County Sheriff's Department:</b> Community Policing Services	Ballinger Homes, Spiritwood Manor, Cascade Apartments and Park Lake Homes	King County Sheriff's Department or PHA Staff	Public Housing Residents
<b>Kirkland/Redmond Boys and Girls Club:</b> Youth Programs, Homework Assistance and Summer Lunch Program	Avondale Manor	Kirkland/Redmond Boys and Girls Club or PHA Staff	Public Housing Residents
<b>Literacy Source:</b> ESL Services	Northridge House / Northridge II	ESL Services	Public Housing Residents
<b>Neighborhood House:</b> Tutoring Services and Summer Lunch Program	Burndale Homes, Firwood Circle, Green River Homes, and Park Lake Homes	Neighborhood House or PHA Staff	Public Housing Residents

<b>Neighborhood House:</b> <i>The Voice</i> Newspaper Provided to Public Housing and Preservation Program Residents	More than 2,300 copies distributed each month	Neighborhood House or PHA Staff	Public Housing and Preservation Program Residents
<b>Neighborhood House:</b> Case Management, Family Support Services, and Coordination of the White Center Helpline	Park Lake Homes, Green River Homes, Burndale Homes and Firwood Circle	Neighborhood House or PHA Staff	Public Housing and Section 8 Residents, and Other Area Residents
<b>New Futures:</b> Provides after-school programs and family advocacy services to residents	Cones Apartments and Windsor Heights	New Futures or PHA Staff	Tax Credit Properties and Other Area Residents
<b>Northwest Regional Council:</b> Support Services and case management	Hillview Apartments	Northwest Regional Council or PHA Staff	Public Housing and other Area residents
<b>Organizational Research Services:</b> Provide evaluation services for Career Development Center	Springwood	Organizational Research Services	Public Housing Residents
<b>Park Lake Clothing Bank:</b> Clothing Assistance	Park Lake Homes	Park Lake Clothing Bank or PHA staff	Public Housing and Section 8 Residents, and Other Area Residents
<b>Puget Sound Educational Service District:</b> Head Start / Early Childhood Education - Services	Park Lake Homes I and II	Puget Sound Educational Service District or PHA Staff	Public Housing Residents
<b>Renton Technical College:</b> ESL Program	Cascade Apartments, Springwood Apartments and Valli Kee	RTC Staff and PHA Staff	Public Housing Residents
<b>Salvation Army Emergency Assistance:</b> Activity Programming, Homework and Youth Recreation Activities	Juanita Trace and Juanita Court	Salvation Army or PHA Staff	Public Housing Residents and Other Area Residents
<b>Seattle King County Department of Public Health:</b> WIC Clinic – Pre and post Natal Care, women and children services	Springwood Apartments	WIC or PHA Staff	Public Housing and Section 8 Residents, and Other Area Residents
<b>Senior Services of Seattle / King County:</b> Meal Program serving	Northridge House and Northridge II	Senior Services of Seattle / King County or PHA Staff	Public Housing Residents

<b>Seniors Making Art:</b> Offer Occasional Arts and Crafts Programming	Mixed Population Buildings  Sites include 1,337	Seniors Making Art or PHA Staff	Public Housing and Section 8 New Construction Residents
<b>Shoreline Community College:</b> Provide ESL	Ballinger Homes	Shoreline Community College or PHA staff	Public Housing Residents
<b>Shoreline Community College:</b> College Outreach Program providing job skills training	Ballinger Homes and Green Leaf	Shoreline Community College or PHA staff	Public Housing Residents
<b>South King County Multi-Service Center:</b> ESL and Citizenship Services	Southridge House	South King County Multi-Service Center or PHA staff	Public Housing Residents
<b>Tacoma Goodwill Industries:</b> ESL Classes, Job Readiness and Job Search Assistance to Residents	Burndale Homes, Firwood Circle and Green River Homes	Tacoma Goodwill Industries or PHA staff	Public Housing Residents
<b>Urban League:</b> Homeownership assistance to residents	Green River Homes, Ballinger Homes, and Burndale Homes, Cascade Apartments, Firwood Circle, Park Lake, Springwood, Valli Kee, Vista Heights and Youngs Lake	Urban League, SHA and KCHA staff	Public Housing Residents
<b>Visiting Nurse Services of the Pacific Northwest:</b> Health and Wellness Clinics and Foot Care Services	Mixed Population Developments Sites include 1,267 units	Visiting Nurse Services of the Pacific Northwest or PHA staff	Public Housing and Section 8 New Construction Residents
<b>Washington State University Cooperative Extension Food Sense:</b> Provides Community Garden and nutrition curriculum for youth and parents	Cascade Homes Park Lake Homes I and II Springwood Valli Kee And Windsor Heights		
<b>White Center Food Bank and clothing bank:</b> Food Assistance	Park Lake Homes and Yardley Arms	White Center Food Bank or PHA staff	Public Housing and Section 8 Residents, and Other Area Residents

<b>Youth Eastside Services:</b> Counseling Services and Youth Activities Programming	Spiritwood Manor	Youth Eastside Services or PHA staff	Section 8 Participants
<b>YWCA of Seattle / King County / Snohomish County:</b> Coordination of Employment and Education Services at Park Lake Career Development Center	Park Lake Homes I and II	YWCA of Seattle / King County / Snohomish County or PHA staff	Public Housing and Section 8 Residents, and Other Area Residents
<b>YWCA of Seattle / King County / Snohomish County:</b> Family Self Sufficiency Services	Youngs Lake Serve at least 128 families annually.	YWCA of Seattle / King County / Snohomish County or PHA staff	Section 8 Participants
<b>YWCA of Seattle / King County / Snohomish County:</b> Case Management Services	Youngs Lake	YWCA of Seattle / King County / Snohomish County or PHA staff	Public Housing Residents
<b>YWCA of Seattle / King County / Snohomish County:</b> Programs at include ESL children's homes Society, Food baskets from Kiwanis, Holiday events, School out-arts, crafts, movies & tutoring, School days - new clothes, shoes & supplies in August	Youngs Lake	YWCA of Seattle / King County / Snohomish County or PHA staff	Public Housing Residents
<b>YWCA of Seattle / King County / Snohomish County:</b> Program Coordination and Housing Search Assistance for Housing Access and Services Program for disabled Section 8 participants	500 Allocation and Mainstream Program Vouchers	YWCA of Seattle / King County / Snohomish County or PHA staff	Section 8 Participants
<b>YWCA of Seattle / King County / Snohomish County:</b> Provide Career Development and job assistance	Coronado Springs and Neighborhood residents	YWCA of Seattle / King County / Snohomish County or PHA staff	Public Housing and Section 8 Residents, and Other Area Residents